

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** North Bend / 80  
**Previous Physical Inspection:** 2003

**Sales - Improved Summary:**

Number of Sales: 577  
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$118,400	\$159,100	\$277,500	\$292,400	94.9%	9.28%
<b>2004 Value</b>	\$123,700	\$165,700	\$289,400	\$292,400	99.0%	9.29%
<b>Change</b>	+\$5,300	+\$6,600	+\$11,900		+4.1%	0.01%
<b>% Change</b>	+4.5%	+4.1%	+4.3%		+4.3%	0.11%

No noticeable change in COV from last assessment year.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2003 Value</b>	\$127,200	\$159,400	\$286,600
<b>2004 Value</b>	\$133,200	\$167,300	\$300,500
<b>Percent Change</b>	+4.7%	+5.0%	+4.8%

Number of one to three unit residences in the Population: 4978

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that except for Grade 10 homes, an overall adjustment of 5% only was needed to improve uniformity of assessments throughout the area.

Note: Properties with Grade 10 homes received no market adjustment to previous total value.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

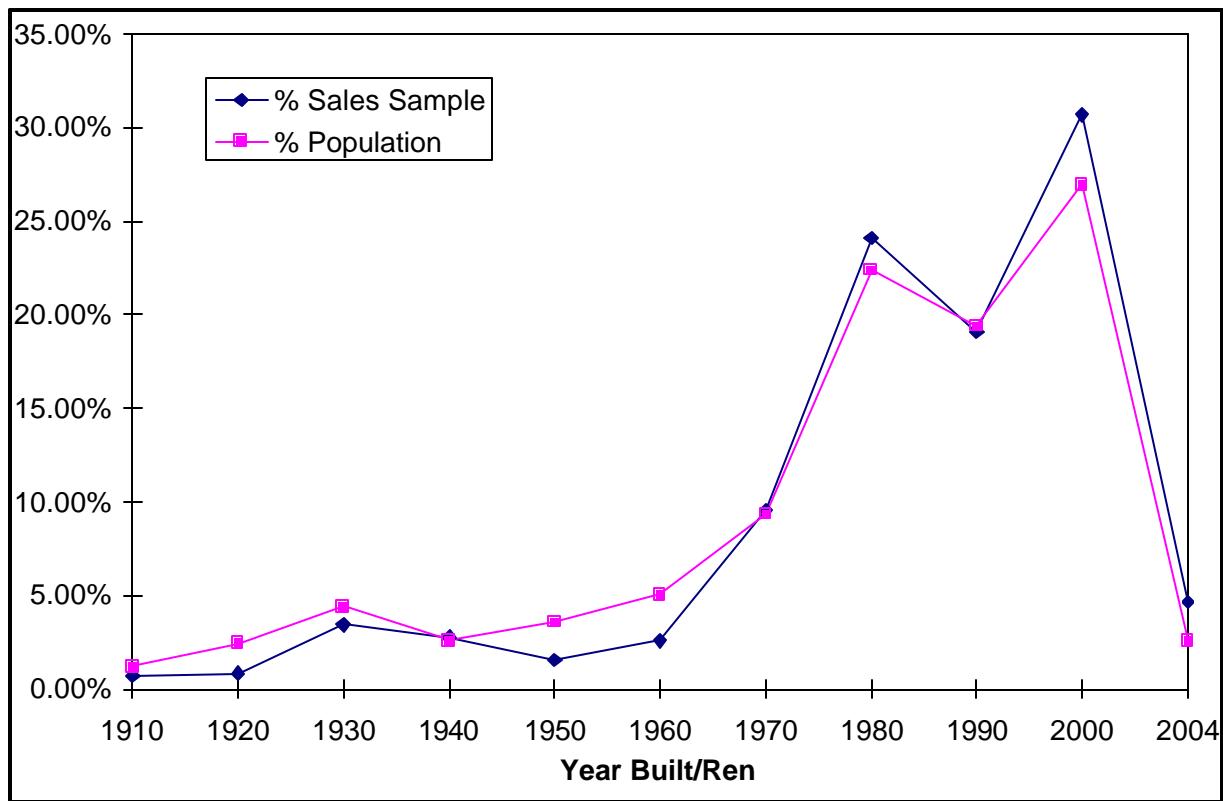
## **Sales Sample Representation of Population - Year Built or Year Renovated**

### **Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	4	0.69%
1920	5	0.87%
1930	20	3.47%
1940	16	2.77%
1950	9	1.56%
1960	15	2.60%
1970	55	9.53%
1980	139	24.09%
1990	110	19.06%
2000	177	30.68%
2004	27	4.68%
	577	

### **Population**

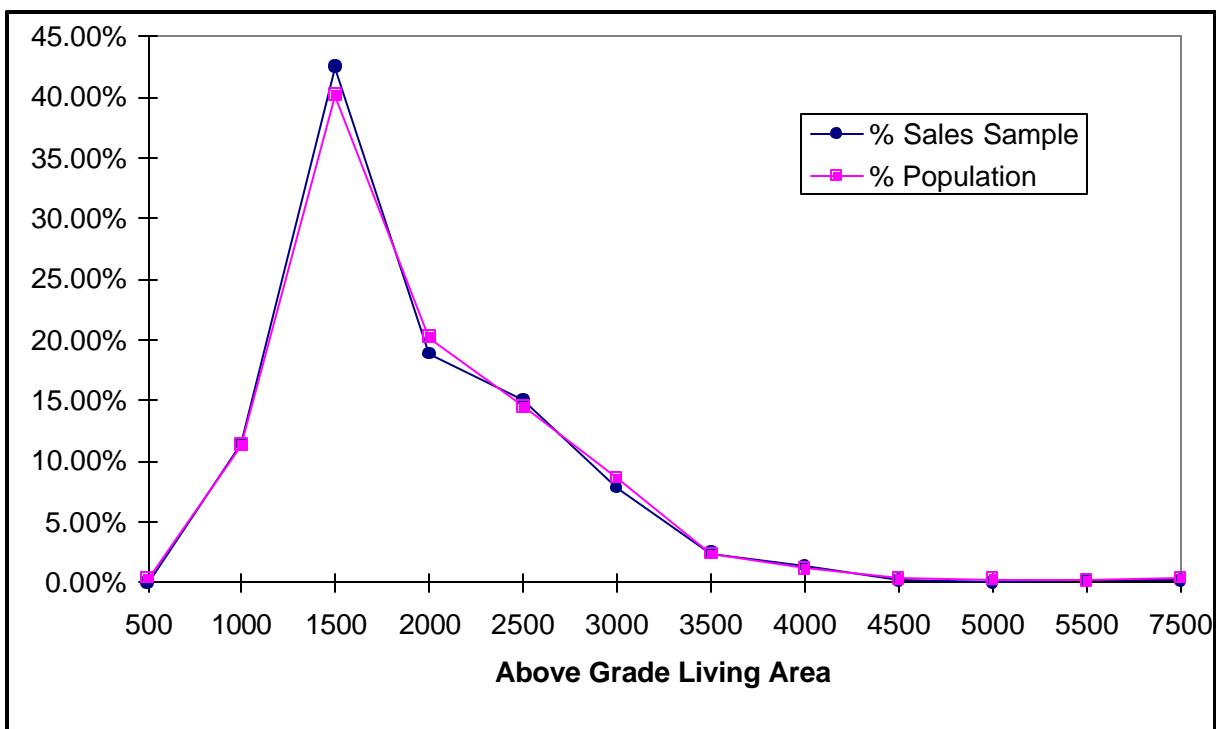
Year Built/Ren	Frequency	% Population
1910	60	1.21%
1920	122	2.45%
1930	220	4.42%
1940	129	2.59%
1950	179	3.60%
1960	251	5.04%
1970	466	9.36%
1980	1114	22.38%
1990	966	19.41%
2000	1342	26.96%
2004	129	2.59%
	4978	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

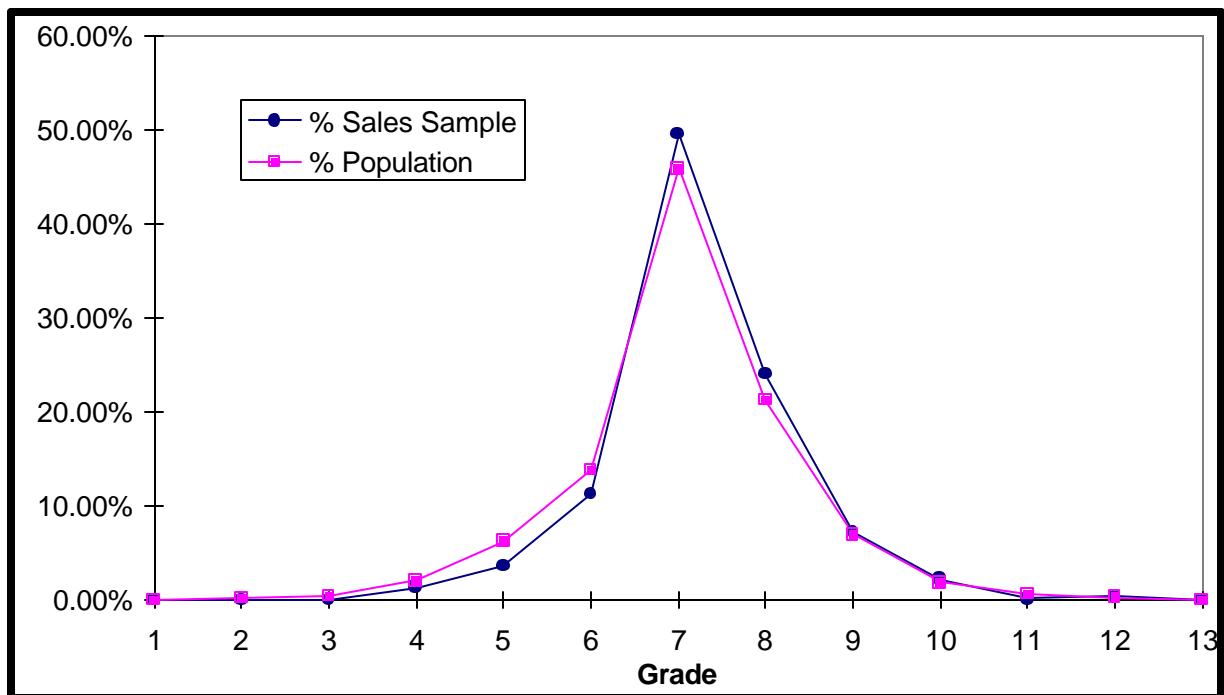
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	19	0.38%
1000	66	11.44%	1000	565	11.35%
1500	245	42.46%	1500	2000	40.18%
2000	109	18.89%	2000	1007	20.23%
2500	87	15.08%	2500	722	14.50%
3000	45	7.80%	3000	431	8.66%
3500	14	2.43%	3500	118	2.37%
4000	8	1.39%	4000	57	1.15%
4500	1	0.17%	4500	18	0.36%
5000	0	0.00%	5000	14	0.28%
5500	1	0.17%	5500	8	0.16%
7500	1	0.17%	7500+	19	0.38%
577			4978		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

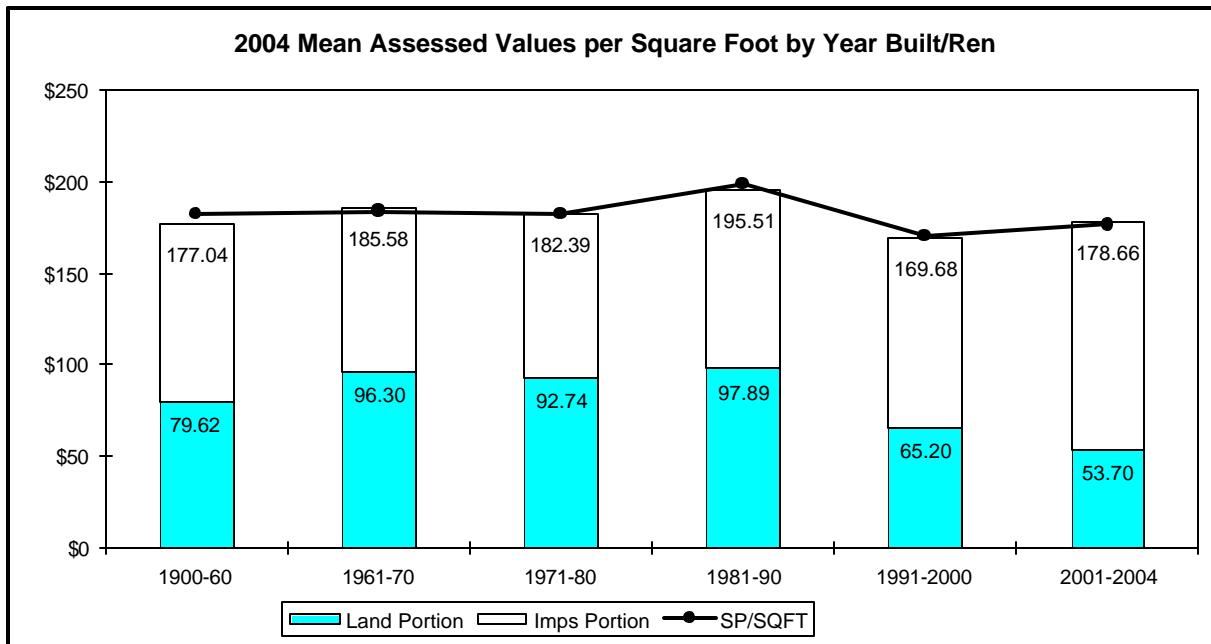
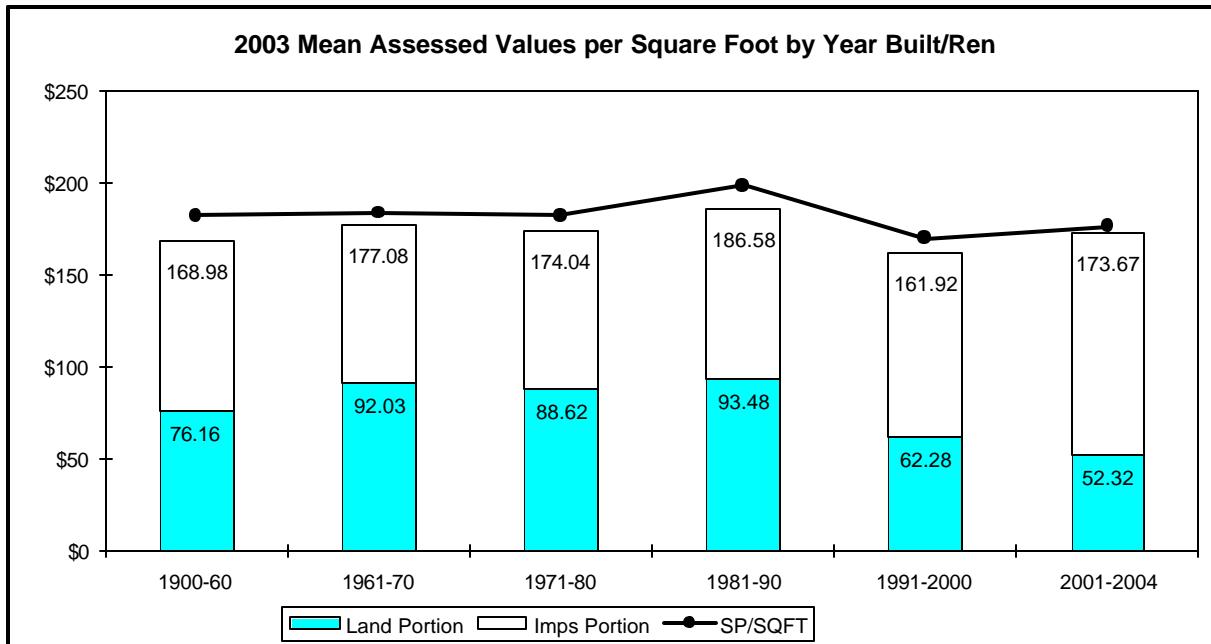
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	10	0.20%
3	0	0.00%	3	21	0.42%
4	8	1.39%	4	104	2.09%
5	21	3.64%	5	313	6.29%
6	65	11.27%	6	689	13.84%
7	286	49.57%	7	2286	45.92%
8	139	24.09%	8	1062	21.33%
9	42	7.28%	9	347	6.97%
10	13	2.25%	10	92	1.85%
11	1	0.17%	11	35	0.70%
12	2	0.35%	12	16	0.32%
13	0	0.00%	13	3	0.06%
		577			4978



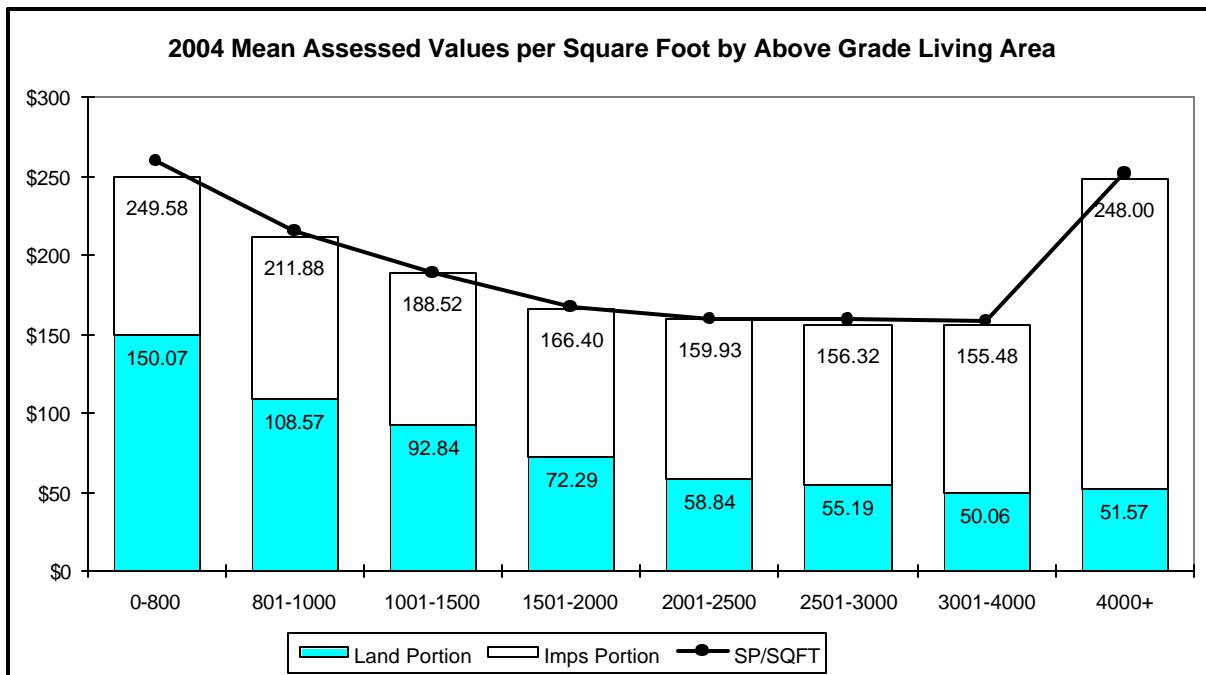
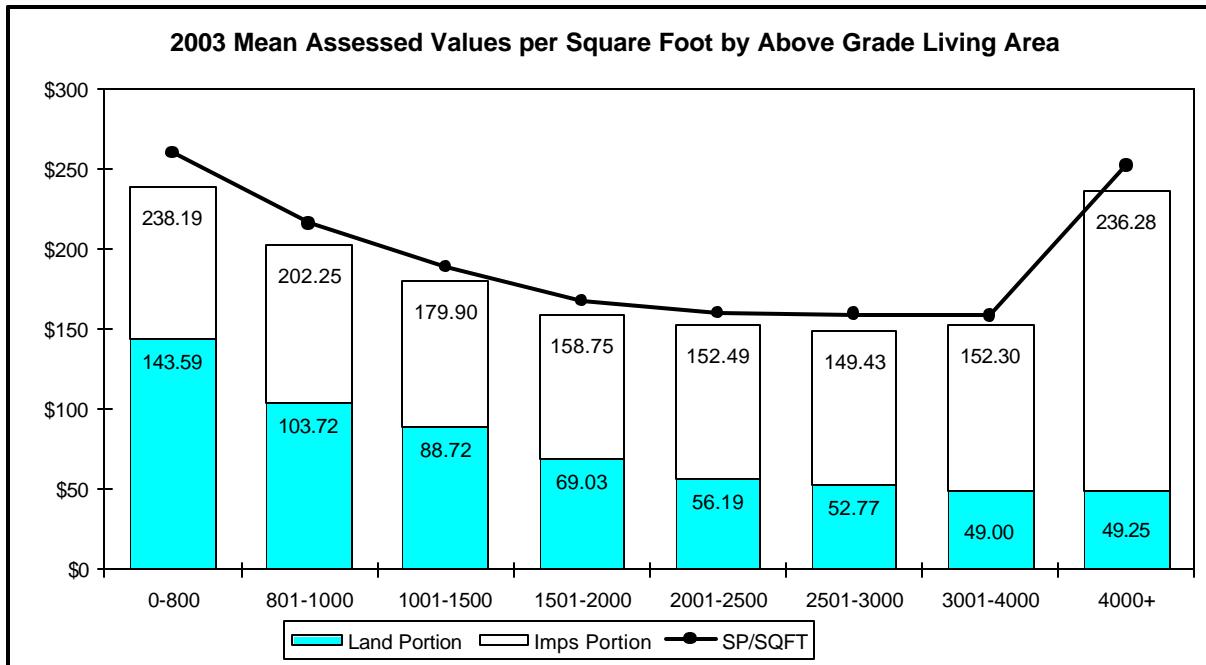
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



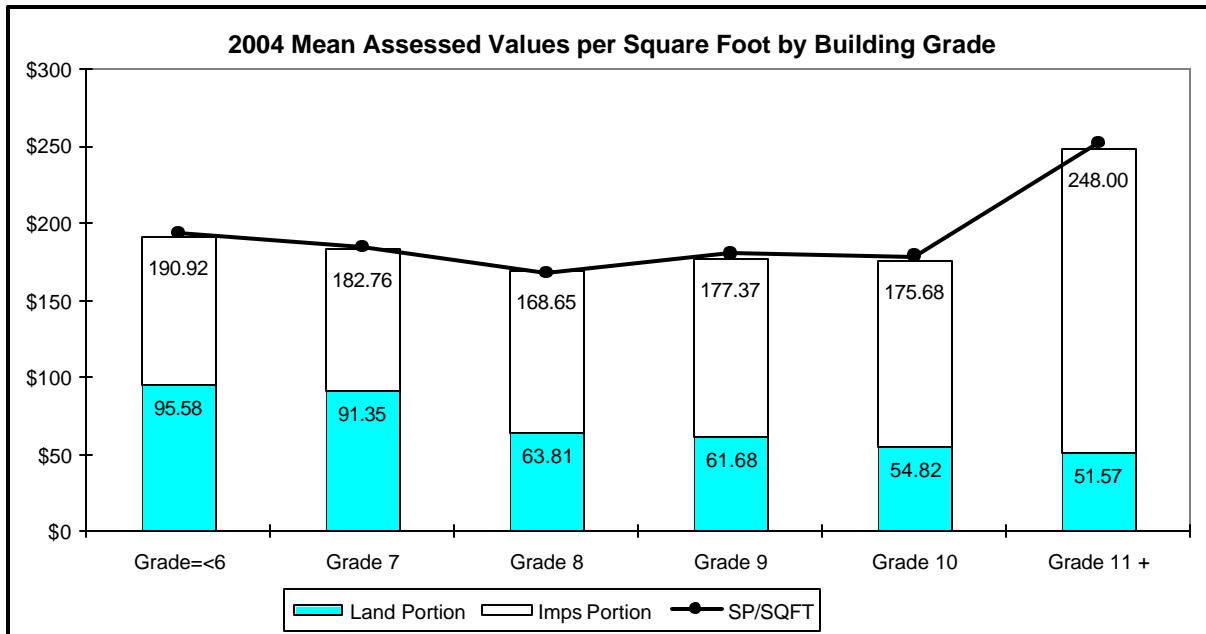
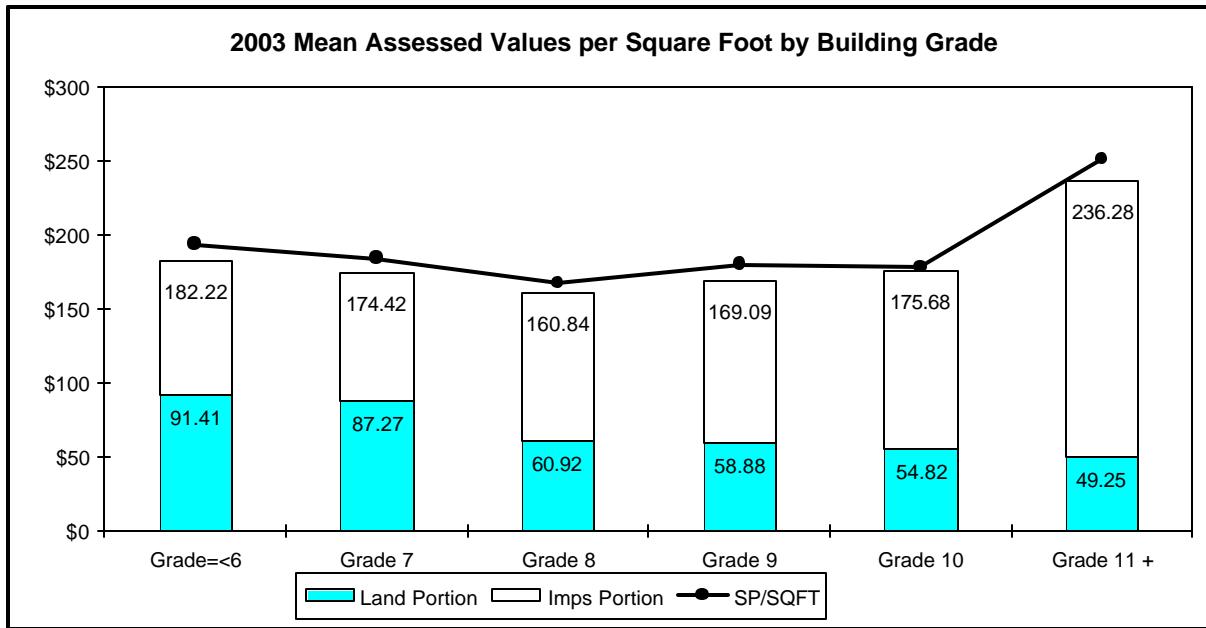
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## **Land update**

Based on the 41 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 1.05% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 577 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis results showed that the assessment level was low (*weighted mean .950*) Applying an overall adjustment of 5% resulted in adjusting the weighted mean to .990.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / 0.9524$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If a property has a grade 10 house, there is no change from previous total value.  
(Previous Total Value \*1.00)-(2004 Land Value)=New Improvement Value)).
  - \*If multiple houses exist on a parcel, the Model is applied to principle building (2004 Total Value minus 2004 Land Value)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, New Total Value = (2004 Land Value + Previous Improvement Value).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor or fair” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

## **Mobile Home Update**

There were enough sales (31) for a separate analysis. Sales indicate no overall adjustment was necessary.

Land only was adjusted.

Mobile homes will be valued as follows.

$$2004 \text{ Mobile Home Value} = 2003 \text{ Total Value} \text{ minus } 2004 \text{ Land Value} , \text{ Then } 2004 \text{ Total Value} = 2004 \text{ Mobile home Value} + 2004 \text{ Land Value} \text{ with results rounded down to the next } \$1,000$$

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 80 Annual Update Model Adjustments**

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

5.00%

### **Comments**

99% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. (4978 Properties)

Grade 10 parcels will receive no adjustment. There are 13 sales, 92 in the population. 1% of the population will receive no adjustment.

## Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
4	8	0.963	1.009	4.8%	0.901	1.116
5	21	0.937	0.982	4.8%	0.924	1.040
6	65	0.950	0.995	4.8%	0.969	1.021
7	286	0.945	0.990	4.8%	0.979	1.001
8	139	0.957	1.004	4.9%	0.991	1.017
9	42	0.935	0.981	4.9%	0.953	1.009
10	13	0.981	0.981	0.0%	0.941	1.020
11	1	0.957	1.004	4.9%	N/A	N/A
12	2	0.928	0.974	5.0%	0.542	1.406
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1900-1960	69	0.935	0.979	4.8%	0.949	1.010
1961-1970	55	0.963	1.010	4.8%	0.984	1.035
1971-1980	139	0.954	1.000	4.8%	0.986	1.013
1981-1990	110	0.936	0.981	4.8%	0.962	1.000
1991-2000	177	0.946	0.991	4.8%	0.979	1.004
>2000	27	0.984	1.006	2.3%	0.975	1.038
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
Fair	8	1.000	1.000	0.0%	0.897	1.104
Average	435	0.950	0.993	4.5%	0.984	1.001
Good	125	0.946	0.991	4.8%	0.972	1.010
Very Good	9	0.932	0.977	4.8%	0.921	1.034
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1	317	0.946	0.992	4.8%	0.981	1.003
1.5	41	0.948	0.994	4.8%	0.959	1.029
2	217	0.952	0.993	4.3%	0.982	1.004
2.5	1	0.975	1.021	4.7%	N/A	N/A
3	1	0.888	0.930	4.7%	N/A	N/A

## Area 80 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

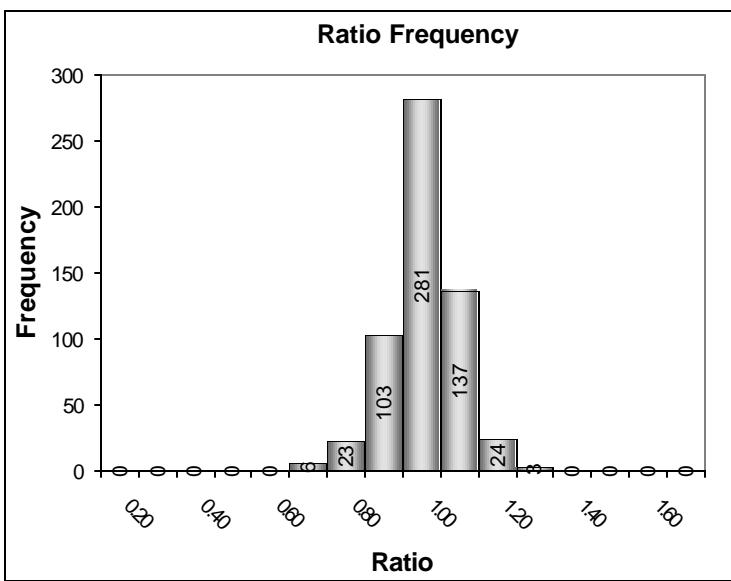
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	19	0.916	0.960	4.8%	0.912	1.008
0801-1000	47	0.939	0.984	4.8%	0.957	1.010
1001-1500	245	0.954	1.000	4.8%	0.987	1.012
1501-2000	109	0.946	0.992	4.8%	0.975	1.009
2001-2500	87	0.954	1.001	4.9%	0.984	1.017
2501-3000	45	0.937	0.980	4.6%	0.952	1.008
3001-4000	22	0.962	0.981	1.9%	0.951	1.010
4001-5000	1	0.957	1.004	4.9%	N/A	N/A
>5000	2	0.928	0.974	5.0%	0.542	1.406
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	400	0.952	0.995	4.6%	0.986	1.004
Y	177	0.945	0.988	4.6%	0.973	1.003
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	544	0.948	0.992	4.6%	0.984	0.999
Y	33	0.962	1.009	4.9%	0.972	1.046
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	103	0.925	0.968	4.7%	0.943	0.992
3	198	0.950	0.995	4.8%	0.982	1.007
7	276	0.957	0.999	4.4%	0.990	1.009
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<15001	358	0.962	1.008	4.8%	1.000	1.017
15001-20000	48	0.953	0.999	4.8%	0.970	1.027
20001-30000	38	0.939	0.985	4.8%	0.956	1.014
30001-43559	45	0.940	0.984	4.7%	0.962	1.006
1AC-10AC	88	0.924	0.960	3.9%	0.934	0.986

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NE / Team-3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 5/25/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>80</b>	<b>Appr ID:</b> <b>SLED</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	577		
<b>Mean Assessed Value</b>	277,500		
<b>Mean Sales Price</b>	292,400		
<b>Standard Deviation AV</b>	120,003		
<b>Standard Deviation SP</b>	130,108		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.957		
<b>Median Ratio</b>	0.960		
<b>Weighted Mean Ratio</b>	0.949		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.653		
<b>Highest ratio:</b>	1.243		
<b>Coefficient of Dispersion</b>	6.97%		
<b>Standard Deviation</b>	0.089		
<b>Coefficient of Variation</b>	9.28%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.952		
Upper limit	0.969		
<b>95% Confidence: Mean</b>			
Lower limit	0.950		
Upper limit	0.965		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4978		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.089		
<b>Recommended minimum:</b>	13		
<b>Actual sample size:</b>	577		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	277		
# ratios above mean:	300		
Z:	0.958		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



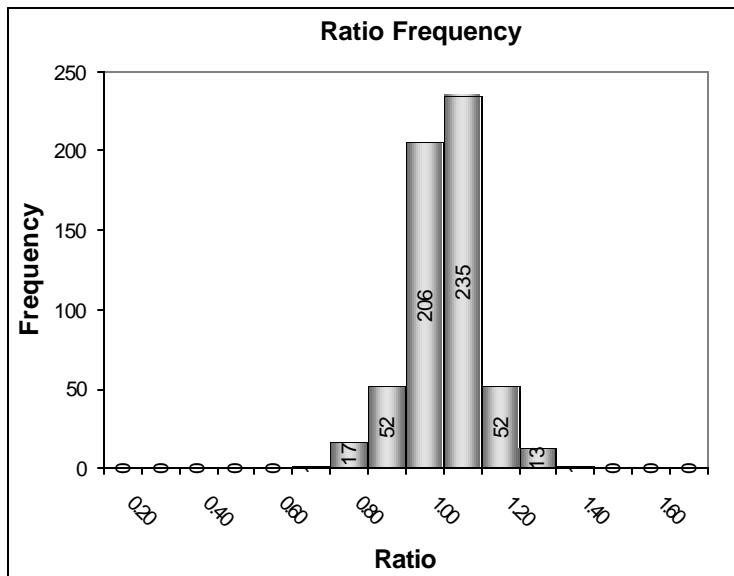
### COMMENTS:

1 to 3 Unit Residences throughout area 80

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NE / Team-3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 5/25/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>80</b>	<b>Appr ID:</b> <b>SLED</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	577		
<b>Mean Assessed Value</b>	289,400		
<b>Mean Sales Price</b>	292,400		
<b>Standard Deviation AV</b>	123,535		
<b>Standard Deviation SP</b>	130,108		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.000		
<b>Median Ratio</b>	1.004		
<b>Weighted Mean Ratio</b>	0.990		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.684		
<b>Highest ratio:</b>	1.304		
<b>Coefficient of Dispersion</b>	6.94%		
<b>Standard Deviation</b>	0.093		
<b>Coefficient of Variation</b>	9.29%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<b>Lower limit</b>	0.995		
<b>Upper limit</b>	1.012		
<b>95% Confidence: Mean</b>			
<b>Lower limit</b>	0.992		
<b>Upper limit</b>	1.007		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4978		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.093		
<b>Recommended minimum:</b>	14		
<b>Actual sample size:</b>	577		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<b># ratios below mean:</b>	273		
<b># ratios above mean:</b>	304		
<b>Z:</b>	1.291		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 80

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	784920	0725	6/5/02	\$100,000	530	0	4	1910	4	4800	N	N	39111 SE ALPHA ST
002	784920	1685	10/3/03	\$139,000	560	0	4	1919	4	3000	N	N	7962 MAPLE AV SE
002	780290	0140	11/25/03	\$158,000	820	0	4	1937	4	7920	N	N	37919 SE 80TH ST
002	312408	9063	2/4/03	\$123,000	890	0	4	1937	3	19166	Y	N	8125 384TH AV SE
002	312408	9051	6/25/03	\$208,250	1090	0	4	1933	4	20376	N	N	9525 384TH AV SE
002	202408	9036	2/11/02	\$135,000	1220	0	4	1925	3	13911	N	N	39901 SE 53RD ST
002	362407	9020	4/25/02	\$210,000	740	320	5	1952	4	34909	N	N	9325 372ND AV SE
002	784920	2801	9/25/02	\$159,000	770	0	5	1937	4	2982	N	N	8364 DOONE AV SE
002	541710	0140	1/24/03	\$125,000	800	0	5	1925	3	6600	N	N	39635 SE SPRUCE ST
002	784970	0190	4/24/02	\$180,000	800	0	5	1986	3	5400	N	N	8172 SILVA AV SE
002	784920	0916	4/25/03	\$184,990	860	0	5	1944	4	7200	N	N	39171 SE GAMMA ST
002	312408	9102	6/25/03	\$179,900	920	0	5	1961	4	17859	Y	N	8209 384TH AV SE
002	760620	0066	8/8/03	\$185,600	920	0	5	1948	3	5750	N	N	803 SE NORTHERN ST
002	785120	0040	2/27/03	\$175,000	960	0	5	1922	3	8580	Y	Y	39414 SE PARK ST
002	352408	9027	1/29/03	\$225,000	1100	0	5	1922	3	21025	N	N	8621 436TH PL SE
002	780290	0101	10/3/03	\$337,000	1260	0	5	1936	4	128937	Y	N	8215 382ND AV SE
002	784920	0780	3/20/02	\$139,000	1410	0	5	1943	3	7200	N	N	39098 SE BETA ST
002	799470	0016	5/28/02	\$177,000	1480	0	5	1924	2	21779	N	N	37910 SE 80TH ST
002	784970	0095	6/25/02	\$189,000	1620	0	5	1902	4	4980	N	N	8002 SILVA AV SE
002	760620	0063	11/7/03	\$208,000	1870	0	5	1927	3	91476	N	N	7676 CEDAR PL SE
002	760620	0220	1/28/03	\$185,000	660	0	6	1920	5	6000	N	N	38188 SE CEDAR ST
002	362407	9044	6/27/02	\$213,000	720	0	6	1973	3	108900	N	N	37025 SE 89TH ST
002	942380	0045	4/25/02	\$178,000	790	0	6	1917	3	7700	N	N	8526 382ND AV SE
002	784920	0920	5/30/02	\$155,000	860	0	6	1944	4	7200	N	N	39151 SE GAMMA ST
002	942380	0005	10/14/03	\$229,900	890	0	6	1917	5	7470	N	N	38243 SE 85TH ST
002	541760	0120	11/20/03	\$174,500	910	0	6	1924	2	9000	N	N	39750 SE SPRUCE ST
002	541710	0135	8/2/02	\$187,000	940	0	6	1925	4	6600	N	N	39649 SE SPRUCE ST
002	352408	9020	10/16/02	\$185,000	1040	0	6	1929	3	9583	N	N	8715 436TH PL SE
002	784920	0005	5/21/02	\$204,000	1040	0	6	1937	3	7200	Y	Y	8202 PARK AV SE
002	312408	9019	10/24/03	\$189,500	1050	0	6	1919	4	21780	Y	N	8107 384TH AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	541710	0130	2/14/03	\$186,000	1050	0	6	1923	4	6600	N	N	39663 SE SPRUCE ST	
002	760620	0100	4/29/03	\$176,000	1170	0	6	1924	4	9300	N	N	38376 SE NORTHERN ST	
002	784920	0930	3/6/03	\$205,000	1210	0	6	1957	4	7200	N	N	39125 SE GAMMA ST	
002	784920	0985	4/22/02	\$182,000	1220	0	6	1960	4	7200	N	N	8665 SCHUSMAN AV SE	
002	784920	0885	5/21/03	\$203,100	1280	0	6	1977	4	7200	N	N	39172 SE GAMMA ST	
002	541760	0205	4/21/03	\$227,950	1290	0	6	1924	3	7200	N	N	39818 SE WALNUT ST	
002	760620	0215	6/27/02	\$184,950	1300	0	6	1990	3	6000	N	N	38178 SE CEDAR ST	
002	780290	0190	12/20/02	\$275,000	1370	0	6	1930	4	14400	N	N	37805 SE 80TH ST	
002	202408	9044	2/28/02	\$310,000	1400	180	6	1924	4	42725	Y	N	39827 SE 53RD ST	
002	302408	9034	5/1/02	\$205,000	1400	0	6	1992	3	14077	N	N	7575 RAILROAD PL SE	
002	212408	9012	5/22/02	\$379,950	1700	0	6	1982	3	226947	N	N	40427 SE 60TH ST	
002	784920	2435	8/5/03	\$215,000	1700	0	6	1945	3	7200	N	N	8276 SILVA AV SE	
002	541760	0085	2/24/03	\$210,000	1770	0	6	1986	3	9000	N	N	39636 SE SPRUCE ST	
002	942380	0300	7/12/02	\$239,000	1830	0	6	1981	3	15050	N	N	8532 381ST PL SE	
002	760620	0115	9/17/03	\$235,000	2170	0	6	1922	4	11000	N	N	38347 SE NORTHERN ST	
002	780290	0224	3/25/03	\$212,950	2270	0	6	1958	3	64779	Y	N	37827 SE 82ND PL	
002	242440	0210	6/24/02	\$255,000	850	510	7	1976	3	18450	Y	N	43401 SE 76TH ST	
002	784920	0655	9/10/03	\$197,000	880	0	7	1951	3	7800	N	N	38987 SE ALPHA ST	
002	760620	0415	7/22/02	\$222,000	970	0	7	1996	3	7000	N	N	38102 SE 80TH ST	
002	212408	9033	7/25/03	\$320,000	1080	0	7	2002	3	40860	N	N	5316 404TH AV SE	
002	784920	1210	6/20/02	\$207,450	1100	0	7	1994	3	28800	N	N	8701 RAILROAD PL SE	
002	784920	0934	11/5/03	\$204,000	1120	0	7	1971	4	7200	N	N	39111 SE GAMMA ST	
002	784920	2575	6/20/02	\$204,000	1120	0	7	1990	4	3600	N	N	8375 DOONE AV SE	
002	784920	2385	11/20/03	\$200,000	1180	0	7	1962	3	14400	N	N	8376 SILVA AV SE	
002	282408	9044	6/24/03	\$415,000	1190	920	7	1983	3	102366	N	N	6926 411TH AV SE	
002	362407	9139	12/9/02	\$301,500	1200	1200	7	1995	3	44523	N	N	9402 370TH PL SE	
002	262408	9181	7/17/03	\$330,000	1220	0	7	1987	3	47250	N	N	44436 SE 78TH ST	
002	784920	1310	8/15/03	\$192,000	1240	0	7	1936	4	9600	N	N	8320 MAPLE AV SE	
002	362407	9078	7/22/03	\$255,000	1250	690	7	1973	3	95832	N	N	8831 372ND PL SE	
002	570250	0055	7/28/03	\$282,500	1320	0	7	1994	3	16000	N	Y	7621 MOON VALLEY RD SE	
002	242440	0100	7/23/02	\$252,950	1340	0	7	1965	3	24200	Y	N	43420 SE 76TH ST	

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	760620	0377	6/17/02	\$235,750	1340	0	7	1993	3	6000	Y	N	38175 SE FIR ST	
002	780410	0060	9/23/02	\$193,000	1340	0	7	1970	3	7150	N	N	8475 MAPLE AV SE	
002	510390	0035	5/21/02	\$190,000	1350	0	7	1964	3	10125	N	N	38070 SE CEDAR ST	
002	760620	0375	2/19/03	\$215,000	1350	0	7	1990	3	7000	N	N	38157 SE FIR ST	
002	920270	0060	8/16/03	\$287,500	1360	380	7	1972	3	12150	N	N	8412 375TH AV SE	
002	262408	9012	4/17/03	\$345,000	1390	380	7	1988	3	51400	Y	N	7629 442ND PL SE	
002	780410	0020	3/12/02	\$195,000	1390	720	7	1966	3	9001	N	N	8476 SE REINIG RD	
002	312408	9112	9/19/03	\$227,000	1400	0	7	1969	3	16552	Y	N	38474 SE 86TH PL	
002	322408	9028	2/7/02	\$207,500	1400	0	7	1924	5	9010	N	N	39165 SE EPSILON ST	
002	242440	0070	4/16/02	\$229,000	1420	0	7	1970	3	17385	Y	N	7504 434TH AV SE	
002	302408	9081	10/20/02	\$196,000	1420	0	7	1994	3	7202	N	N	7585 RAILROAD PL SE	
002	541500	0240	2/21/03	\$240,000	1520	0	7	1968	4	15440	N	N	8298 MOUNTAIN AV SE	
002	784920	1925	9/12/02	\$240,900	1610	0	7	1985	3	5643	N	N	7851 MAPLE AV SE	
002	784920	1575	4/28/03	\$205,000	1610	0	7	1921	4	7000	N	N	7876 MAPLE AV SE	
002	202408	9054	4/12/02	\$390,000	1620	750	7	1970	4	228254	Y	N	5375 397TH AV SE	
002	780290	0481	8/1/03	\$270,000	1650	0	7	1969	3	27767	N	N	37705 SE 84TH PL	
002	262408	9079	7/8/03	\$285,000	1680	0	7	1986	3	196020	N	N	44728 SE 70TH ST	
002	746290	0015	8/21/02	\$240,000	1760	0	7	1984	3	45133	N	N	9724 355TH AV SE	
002	372830	0320	9/23/02	\$330,000	1770	1100	7	1977	3	37501	Y	N	38052 SE 88TH ST	
002	780290	0660	10/30/03	\$398,000	1790	0	7	1938	4	119790	N	N	8119 378TH AV SE	
002	780410	0080	9/10/03	\$235,000	1795	0	7	1958	4	6000	N	N	8450 MAPLE AV SE	
002	302408	9038	5/6/03	\$268,500	1900	0	7	2002	3	7500	N	N	38130 SE NORTHERN ST	
002	784920	1115	2/19/03	\$255,000	2540	0	7	2002	3	21600	N	N	39184 SE EPSILON ST	
002	784920	0835	1/16/03	\$267,000	3070	0	7	1928	4	14760	N	N	39076 SE GAMMA ST	
002	784920	0055	1/9/03	\$246,000	1090	0	8	1998	3	13266	Y	Y	39154 SE PARK ST	
002	362407	9111	3/5/02	\$340,000	1150	0	8	1983	3	218235	N	N	35722 SE 89TH PL	
002	262408	9050	5/10/02	\$425,000	1340	0	8	1989	3	39204	Y	Y	44725 SE 71ST ST	
002	322408	9054	3/6/02	\$234,950	1590	0	8	1945	3	6534	N	N	8566 MEADOWBROOK WY SE	
002	312408	9108	8/25/03	\$429,000	1760	1760	8	1977	3	86684	N	N	38323 SE 92ND ST	
002	312408	9138	4/21/03	\$280,000	1820	0	8	1998	3	11700	Y	N	38461 SE ROBERTS CT	
002	262408	9170	10/3/02	\$460,000	1910	0	8	1996	3	213948	Y	N	7421 442ND PL SE	

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	784920	1910	2/13/02	\$320,000	2050	0	8	2001	3	4591	N	N	7821 MAPLE AV SE
002	262408	9153	7/22/03	\$450,000	2300	0	8	1988	3	238273	Y	N	7702 MOON VALLEY RD SE
002	362407	9113	5/22/03	\$505,000	2320	0	8	1991	3	182516	Y	N	8404 364TH AV SE
002	386260	0100	7/22/02	\$385,000	2420	0	8	1998	3	19792	Y	N	38570 SE KIMBALL CREEK DR
002	386260	0140	9/9/02	\$340,000	2420	0	8	1997	3	17086	Y	N	38554 SE KIMBALL CREEK DR
002	372830	0150	8/15/02	\$379,500	2440	0	8	1994	3	15916	Y	N	9002 381ST AV SE
002	282408	9047	1/22/03	\$327,500	2470	0	8	1984	3	119354	Y	N	6919 409TH AV SE
002	386260	0130	1/15/03	\$394,000	2950	0	8	1997	3	15277	Y	N	38558 SE KIMBALL CREEK DR
002	282408	9069	10/23/02	\$445,000	1970	0	9	1985	4	109020	N	N	41021 SE 67TH ST
002	352408	9067	3/21/02	\$850,000	3990	0	10	2002	3	218236	Y	N	8130 438TH AV SE
002	352408	9058	12/11/02	\$930,000	4270	0	11	2002	3	218671	Y	N	8328 438th AV SE
003	159300	0440	6/20/02	\$187,000	700	0	4	1966	4	12470	Y	Y	10219 416TH AV SE
003	052308	9023	8/19/03	\$165,000	770	0	4	1930	3	199940	N	N	39915 SE 106TH PL
003	072309	9004	8/25/03	\$170,000	720	0	5	1985	3	92782	N	N	48124 SE 127TH ST
003	380800	0225	8/22/03	\$201,000	740	0	5	1939	4	4225	N	N	132 4TH ST
003	857090	0168	9/23/03	\$245,950	1200	0	5	1910	4	70567	Y	Y	303 SYDNEY AV N
003	052308	9042	7/2/03	\$185,000	1240	0	5	1936	3	8080	N	N	10225 394TH PL SE
003	270060	0030	6/11/03	\$211,000	1560	0	5	1936	3	7000	N	N	251 3RD ST
003	132308	9100	3/7/03	\$240,000	640	0	6	1981	3	42083	Y	N	46733 SE 129TH ST
003	380800	0120	2/20/03	\$175,000	700	0	6	1937	3	6300	N	N	517 MAIN ST
003	032308	9063	2/6/02	\$185,000	740	0	6	1949	4	13939	N	N	710 NE 8TH ST
003	162308	9029	7/11/02	\$187,500	930	0	6	1951	3	42438	N	N	13319 415TH WY SE
003	102308	9144	11/11/03	\$232,000	960	0	6	1950	3	24000	Y	N	313 NE 8TH ST
003	857090	0187	2/22/02	\$190,000	1010	0	6	1938	4	6480	N	N	328 2ND ST
003	159300	0340	12/30/03	\$263,000	1020	0	6	1967	3	16125	Y	Y	10055 416TH AV SE
003	162308	9027	4/16/02	\$177,900	1100	0	6	1963	3	24700	N	N	13207 415TH WY SE
003	092308	9056	6/20/02	\$239,950	1130	0	6	1963	4	21780	N	N	12714 412TH AV SE
003	770830	0130	6/20/02	\$205,000	1140	500	6	1977	3	11560	Y	N	12318 415TH AV SE
003	032308	9040	7/24/02	\$225,000	1280	0	6	1938	3	24705	Y	N	10524 428TH AV SE
003	779540	0022	8/12/03	\$231,000	1280	0	6	1949	5	10096	N	N	415 ORCHARD AV NE
003	380800	0085	12/11/03	\$186,000	1360	0	6	1921	4	9600	N	N	118 E 5TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	032308	9141	4/11/03	\$230,000	1400	0	6	1972	3	13350	Y	N	42830 SE 108TH ST	
003	032308	9024	1/22/02	\$265,000	1410	0	6	1939	3	36603	Y	N	10404 428TH AV SE	
003	570245	0250	1/2/03	\$220,000	1410	0	6	1993	3	10015	Y	N	375 MERRITT PL NE	
003	182309	9040	3/14/02	\$343,500	1430	0	6	1999	3	247856	Y	N	48122 SE 130TH ST	
003	152308	9146	12/18/02	\$272,950	1470	0	6	1910	4	52707	N	N	43119 SE NORTH BEND WY	
003	570245	0290	10/23/03	\$230,000	1660	0	6	1992	3	10312	Y	N	415 NE 4TH ST	
003	115110	0006	2/26/03	\$250,000	2040	0	6	1951	3	11900	N	N	13203 424TH AV SE	
003	019245	0180	6/6/03	\$228,000	840	300	7	1985	3	15890	Y	N	13821 437TH PL SE	
003	019245	0390	4/29/03	\$221,950	840	300	7	1985	3	16402	Y	N	43922 SE 139TH ST	
003	032308	9137	4/8/03	\$217,500	980	0	7	1972	3	9583	N	N	1029 PICKETT AV NE	
003	570350	0060	4/30/03	\$232,000	1010	0	7	1981	3	8800	Y	N	13418 434TH AV SE	
003	570350	0270	3/12/03	\$240,000	1010	460	7	1980	3	9460	Y	N	13525 433RD PL SE	
003	570350	0150	4/11/02	\$223,000	1010	460	7	1981	3	9000	Y	N	13315 433RD CT SE	
003	570350	0370	7/18/02	\$229,950	1080	0	7	1980	3	9480	Y	N	13537 434TH AV SE	
003	115110	0030	8/28/03	\$236,000	1100	0	7	1955	3	34265	N	N	13525 424TH AV SE	
003	019245	0040	1/7/03	\$189,950	1120	0	7	1985	3	15804	Y	N	13816 440TH PL SE	
003	152308	9245	6/12/03	\$200,000	1140	0	7	1989	3	7650	Y	N	43423 SE CEDAR FALLS WY	
003	570350	0040	8/30/02	\$249,950	1140	580	7	1979	3	9800	Y	N	13514 434TH AV SE	
003	570350	0070	4/5/02	\$247,000	1140	580	7	1980	3	15468	Y	N	13410 434TH AV SE	
003	570350	0170	8/23/03	\$229,950	1140	300	7	1982	3	13572	Y	N	43229 SE 134TH ST	
003	115110	0170	4/14/03	\$239,500	1150	0	7	1965	3	23480	N	N	13511 421ST AV SE	
003	857090	0328	2/24/03	\$214,500	1170	0	7	1963	3	10150	N	N	507 JANET AV NE	
003	816860	0150	4/11/02	\$237,950	1180	550	7	1982	3	15580	N	N	42532 SE 127TH PL	
003	019245	0350	8/2/02	\$235,000	1200	0	7	1984	3	14770	Y	N	13820 439TH PL SE	
003	019245	0300	5/29/03	\$198,000	1200	0	7	1985	3	15606	Y	N	13826 438TH PL SE	
003	803900	0210	9/22/03	\$277,000	1200	310	7	1986	3	10625	N	N	443 SE MAPLE DR	
003	032308	9155	9/5/02	\$275,000	1210	330	7	1989	3	10454	Y	N	903 MILLS PL NE	
003	779540	0025	9/4/02	\$218,000	1220	0	7	1954	3	9811	N	N	513 ORCHARD AV NE	
003	803990	0086	8/4/03	\$244,000	1220	0	7	1962	3	7250	N	N	445 MEADOW DR SE	
003	803990	0086	9/4/02	\$216,500	1220	0	7	1962	3	7250	N	N	445 MEADOW DR SE	
003	779580	0020	7/19/02	\$209,000	1250	0	7	1968	3	9630	Y	N	809 NE 6TH ST	

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**Area 80**  
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003	019246	0150	6/27/02	\$235,000	1260	0	7	1986	3	15470	N	N	43827 SE 136TH ST
003	816860	0130	1/15/02	\$278,000	1330	470	7	1987	3	15000	N	N	1040 SE SYMMONS PL
003	082309	9047	9/10/03	\$345,000	1360	0	7	1995	3	216928	N	N	48926 SE 115TH ST
003	570350	0350	4/22/03	\$245,000	1360	0	7	1980	3	10000	N	N	13521 434TH AV SE
003	779582	0010	10/31/03	\$173,180	1360	0	7	1975	2	15667	Y	N	403 TAYLOR PL NE
003	732750	0160	5/22/03	\$269,000	1370	0	7	1981	3	15503	N	N	45515 SE TANNER RD
003	115110	0175	9/22/03	\$200,000	1380	0	7	1956	3	47215	N	N	13533 421ST AV SE
003	102308	9200	10/29/02	\$224,100	1390	0	7	1965	4	12150	Y	N	11252 428TH AV SE
003	779540	0131	9/20/02	\$236,000	1390	0	7	1966	4	10097	Y	N	429 THRASHER AV NE
003	142308	9151	5/23/02	\$248,500	1400	0	7	1987	3	45302	N	N	44708 SE MOUNT SI RD
003	102308	9214	9/19/03	\$195,000	1420	0	7	1968	4	8437	Y	N	209 THRASHER AV NE
003	032308	9166	4/5/02	\$249,950	1490	0	7	1985	3	27437	N	N	629 NE 10TH ST
003	732750	0110	11/25/03	\$250,000	1500	0	7	1980	3	15656	N	N	13125 455TH PL SE
003	019246	0140	5/7/02	\$238,500	1510	0	7	1985	3	15144	N	N	13611 439TH AV SE
003	816860	0110	8/14/02	\$255,950	1530	0	7	1987	3	15925	N	N	12636 425TH CT SE
003	392850	0020	1/3/03	\$233,000	1560	0	7	1977	3	10720	N	N	828 BORST AV NE
003	570245	0430	10/28/03	\$315,000	1580	0	7	1989	4	11351	Y	N	395 OGLE PL NE
003	152308	9260	8/27/03	\$337,900	1590	310	7	1988	3	25834	N	N	43506 SE 136TH ST
003	554331	0020	2/12/02	\$232,000	1600	0	7	1980	3	11200	Y	N	825 MILLS PL NE
003	732750	0250	10/24/02	\$355,000	1600	0	7	1983	3	15366	N	Y	45410 SE TANNER RD
003	570245	0420	4/10/03	\$289,000	1610	0	7	1989	4	14035	Y	N	389 OGLE PL NE
003	115110	0051	5/22/02	\$250,000	1650	0	7	1960	3	35810	N	N	42210 SE 133RD ST
003	032308	9156	1/8/02	\$224,000	1660	0	7	1984	3	10454	N	N	829 MILLS PL NE
003	803880	0120	11/26/02	\$248,000	1660	0	7	1976	3	11250	N	N	450 SE ALDER DR
003	570245	0220	4/9/03	\$303,000	1680	0	7	1989	3	29046	Y	N	353 MERRITT PL NE
003	803990	0275	7/21/03	\$294,000	1700	0	7	1987	3	12171	Y	N	610 MEADOW DR SE
003	803990	0080	7/10/02	\$275,000	1700	0	7	1987	3	10298	N	N	542 MEADOW DR SE
003	152308	9076	1/9/03	\$350,000	1780	0	7	1974	4	54450	Y	N	13425 428TH AV SE
003	112308	9033	7/2/03	\$235,000	1840	0	7	1968	3	21160	N	N	44303 SE MOUNT SI RD
003	152308	9225	5/2/02	\$267,840	1860	0	7	1990	3	33150	N	N	42830 SE CEDAR FALLS WY
003	182309	9077	1/8/03	\$280,000	1890	0	7	1995	3	42908	N	N	14110 475TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	392840	0080	11/5/03	\$240,000	1900	0	7	1965	4	13000	N	N	801 NE 10TH ST
003	770830	0140	9/3/02	\$255,000	1910	0	7	1977	3	10720	Y	N	12312 415TH AV SE
003	152308	9203	8/5/03	\$363,000	1930	0	7	1981	3	52707	Y	N	42827 SE 134TH PL
003	392840	0120	12/3/02	\$287,950	1960	0	7	1998	3	9750	N	N	811 NE 9TH ST
003	182309	9032	3/1/03	\$357,000	2010	0	7	1997	3	30000	Y	N	12822 480TH AV SE
003	570245	0410	9/15/03	\$349,950	2100	0	7	1989	4	10270	Y	N	383 OGLE PL NE
003	770830	0120	10/8/03	\$285,000	2280	0	7	1969	3	14016	Y	N	12324 415TH AV SE
003	857090	0280	12/31/02	\$270,000	2310	0	7	1987	3	7590	N	N	230 BALLARAT AV N
003	072309	9037	2/27/03	\$279,000	2380	0	7	1971	3	20000	N	N	12611 480TH AV SE
003	152308	9181	2/4/03	\$365,000	3450	0	7	1992	3	73844	Y	N	42621 SE 134TH ST
003	132308	9130	7/2/02	\$358,400	1180	630	8	1989	4	54450	N	N	13213 461ST AV SE
003	159300	1285	12/13/02	\$375,000	1270	1270	8	1970	3	91630	N	N	10321 428TH AV SE
003	803990	0400	12/12/02	\$254,000	1670	0	8	1968	3	13775	N	N	448 SE MAPLE DR
003	803990	0340	10/11/02	\$295,950	1690	0	8	1995	3	14400	Y	N	542 RIVERSIDE DR SE
003	803880	0230	12/9/02	\$315,500	1800	0	8	1987	3	20625	N	N	900 MEADOW DR SE
003	778710	0340	12/12/03	\$314,990	1850	0	8	1996	3	7208	Y	N	505 SE 6TH ST
003	778710	0810	11/25/03	\$375,000	1900	0	8	1997	3	7389	Y	N	545 SE 9TH ST
003	778710	0810	11/25/03	\$375,000	1900	0	8	1997	3	7389	Y	N	545 SE 9TH ST
003	778710	0760	1/3/03	\$367,000	1900	0	8	1997	3	9920	N	N	485 SE 9TH ST
003	778710	0810	3/7/02	\$357,000	1900	0	8	1997	3	7389	Y	N	545 SE 9TH ST
003	778710	0250	2/21/03	\$319,950	1900	0	8	1997	3	8375	N	N	620 SE 6TH ST
003	778710	0650	10/3/02	\$349,000	1910	0	8	1997	3	7706	Y	N	500 SE 8TH ST
003	142308	9107	2/18/03	\$349,000	1940	0	8	1988	3	56192	N	N	12803 452ND AV SE
003	778710	0680	12/16/02	\$324,000	1990	0	8	1996	3	8482	Y	N	440 SE 8TH ST
003	778710	0790	1/20/03	\$318,995	1990	0	8	1997	3	7494	Y	N	515 SE 9TH ST
003	778710	0540	11/19/03	\$364,500	2000	0	8	1996	3	7630	N	N	505 SE 7TH ST
003	778710	0920	11/21/02	\$324,950	2000	0	8	1997	3	7300	N	N	525 SE 8TH ST
003	778710	0300	6/11/03	\$335,000	2010	0	8	1996	3	7297	Y	N	520 SE 6TH ST
003	778710	0380	3/24/03	\$335,000	2010	0	8	1996	3	7238	Y	N	585 SE 6TH ST
003	778710	0630	5/25/02	\$309,900	2010	0	8	1996	3	7127	Y	N	540 SE 8TH ST
003	778710	0630	1/27/03	\$309,900	2010	0	8	1996	3	7127	Y	N	540 SE 8TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778710	0150	1/27/03	\$304,750	2010	0	8	1995	3	11590	N	N	435 SE 5TH ST
003	115110	0130	7/8/03	\$297,000	2020	0	8	1958	3	40084	N	N	13520 421ST AV SE
003	072309	9044	2/12/02	\$317,000	2075	0	8	2002	3	16200	N	N	48120 SE 127TH ST
003	159300	1281	2/28/03	\$359,900	2150	0	8	1996	3	41156	Y	N	10233 428TH AV SE
003	778710	0930	2/21/02	\$319,000	2150	0	8	1997	3	7254	Y	N	545 SE 8TH ST
003	778712	0290	6/27/02	\$349,950	2150	0	8	1998	3	7367	Y	N	315 SE 10TH CIR
003	778711	0280	3/25/02	\$322,000	2160	0	8	1998	3	7749	Y	N	1060 SE 11TH PL
003	152308	9251	5/13/02	\$387,500	2190	0	8	1987	3	37196	Y	N	42035 SE 129TH ST
003	778711	0250	11/22/02	\$320,000	2210	0	8	1998	3	7742	Y	N	1018 SE 11TH PL
003	778711	0680	2/12/02	\$319,000	2210	0	8	1998	3	8010	Y	N	860 SE 10TH ST
003	803990	0420	7/22/03	\$358,000	2210	0	8	1989	3	19500	N	N	608 RIVERSIDE DR SE
003	778711	0510	8/22/02	\$359,000	2320	0	8	1997	3	11717	Y	N	1000 MOUNTAIN VIEW BL SE
003	778712	0380	3/21/02	\$337,000	2320	0	8	1998	3	7726	Y	N	325 SE 10TH CIR
003	751170	0210	11/10/03	\$420,000	2340	0	8	1997	3	29900	N	N	47532 SE 137TH ST
003	778710	0240	10/6/03	\$354,950	2340	0	8	1996	3	9400	N	N	625 SE 5TH ST
003	778712	0620	8/4/03	\$375,000	2340	0	8	1998	3	9258	Y	N	385 SE 12TH PL
003	778710	0440	4/16/03	\$359,000	2350	0	8	1996	3	7281	N	N	560 SE 7TH ST
003	778712	0560	3/31/03	\$356,950	2370	0	8	1999	3	8752	Y	N	350 SE 13TH PL
003	778712	0170	12/4/02	\$365,500	2400	0	8	1999	3	8595	Y	N	175 SE 10TH CIR
003	778710	0910	4/11/02	\$349,950	2420	0	8	1996	3	7874	Y	N	505 SE 8TH ST
003	778710	0620	7/10/02	\$350,950	2420	0	8	1997	3	7312	Y	N	560 SE 8TH ST
003	778711	0540	5/31/02	\$360,000	2430	0	8	1998	3	13131	Y	N	940 MOUNTAIN VIEW BL
003	778711	0270	1/14/02	\$339,900	2430	0	8	1998	3	7037	Y	N	1040 SE 11TH PL
003	778712	0580	4/1/02	\$349,950	2430	0	8	1999	3	8091	Y	N	390 SE 13TH PL
003	152308	9038	8/13/02	\$390,000	2435	0	8	2002	3	24261	N	N	13512 436TH AV SE
003	152308	9231	5/20/02	\$370,000	2435	0	8	2002	3	44517	N	N	13511 435TH AV SE
003	778710	0830	10/14/03	\$365,000	2450	0	8	1997	3	7410	Y	N	540 SE 9TH ST
003	162308	9176	7/11/03	\$409,000	2470	0	8	2003	3	126324	N	Y	41230 SE 130TH ST
003	778710	0840	10/28/02	\$354,000	2500	0	8	1997	3	7416	Y	N	520 SE 9TH ST
003	778710	0840	1/3/03	\$354,000	2500	0	8	1997	3	7416	Y	N	520 SE 9TH ST
003	778712	0010	2/12/03	\$374,950	2500	0	8	1998	3	9999	Y	N	320 SE 10TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	778710	0120	4/24/02	\$359,900	2530	0	8	1996	3	9755	Y	N	385 SE 5TH ST	
003	778712	0530	2/21/03	\$375,000	2530	0	8	1998	3	11835	Y	N	325 SE 13TH PL	
003	778712	0590	12/8/03	\$276,000	2537	0	8	1997	3	8000	Y	N	400 SE 13TH PL	
003	751170	0200	4/3/02	\$405,000	2570	0	8	1997	3	29900	N	N	47518 SE 137TH ST	
003	751170	0110	8/20/02	\$360,000	2570	0	8	1997	3	20235	N	N	13892 473RD CT SE	
003	152308	9086	4/25/03	\$344,950	2620	0	8	1995	3	27090	N	N	1607 SE CEDAR FALLS WY	
003	778711	0550	8/21/03	\$372,000	2630	0	8	1997	3	11777	Y	N	595 SE 10TH ST	
003	778711	0450	7/22/02	\$358,000	2630	0	8	1997	3	9750	Y	N	1130 MOUNTAIN VIEW BL SE	
003	152308	9130	10/23/02	\$370,000	2645	0	8	2002	3	31684	N	N	13506 435TH AV SE	
003	778711	0340	5/14/02	\$357,000	2660	0	8	1997	3	7480	Y	N	1126 SE 11TH PL	
003	778712	0300	9/11/03	\$369,000	2660	0	8	1998	3	8424	Y	N	280 SE 10TH CIR	
003	778710	0020	5/20/02	\$359,900	2690	0	8	1996	3	7903	Y	N	600 SE 5TH ST	
003	778710	0110	8/2/02	\$356,000	2690	0	8	1996	3	10796	Y	N	365 SE 5TH ST	
003	778711	0290	12/9/03	\$380,000	2710	0	8	1997	3	7855	Y	N	1080 SE 11TH PL	
003	803990	0060	5/19/02	\$344,000	2710	0	8	1962	3	15251	N	N	540 MEADOW DR SE	
003	751170	0100	1/9/03	\$442,000	2750	0	8	1997	3	36137	N	N	47205 SE 137TH ST	
003	778711	0690	1/9/02	\$342,000	2760	0	8	1998	3	8010	Y	N	830 SE 10TH ST	
003	733830	0030	2/10/03	\$337,000	3100	0	8	1967	4	60113	N	N	43941 SE 127TH PL	
003	380800	0115	4/7/03	\$399,000	3540	0	8	2000	3	6300	N	N	521 MAIN ST	
003	395610	0150	9/18/02	\$400,000	2180	0	9	1990	3	22017	N	N	1210 LA FOREST DR SE	
003	733820	0420	10/15/03	\$427,500	2270	0	9	1992	3	30165	Y	N	47015 SE 128TH PL	
003	733820	0370	8/26/03	\$406,000	2280	0	9	1993	3	35127	Y	N	47106 SE 129TH ST	
003	803990	0085	9/17/03	\$485,000	2290	0	9	1994	3	32087	Y	Y	441 MEADOW DR SE	
003	395610	0130	8/15/03	\$390,000	2310	0	9	1991	3	21780	N	N	1060 LA FOREST DR SE	
003	152308	9267	6/18/03	\$405,000	2320	0	9	1990	3	15004	N	N	1370 LA FOREST DR SE	
003	733820	0190	6/24/02	\$418,950	2330	0	9	1993	4	35000	Y	N	46912 SE 130TH ST	
003	733820	0130	1/7/02	\$374,000	2330	0	9	1993	3	35040	Y	N	12815 469TH PL SE	
003	112308	9028	6/20/03	\$445,000	2410	0	9	1999	3	53143	N	N	44129 SE MOUNT SI RD	
003	951031	0220	10/3/02	\$456,000	2510	0	9	1995	3	36309	N	N	13724 457TH AV SE	
003	951031	0120	3/20/02	\$410,000	2510	0	9	1996	3	32970	N	N	13727 460TH CT SE	
003	951032	0100	12/10/03	\$455,000	2510	0	9	1996	3	34873	N	N	13803 457TH AV SE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	733830	0020	12/18/02	\$418,000	2580	0	9	1996	3	86249	N	N	43936 SE 127TH PL	
003	733820	0340	2/27/02	\$429,950	2630	0	9	1993	3	44049	Y	N	47217 SE 129TH ST	
003	751170	0070	3/5/03	\$470,000	2630	0	9	1997	3	31033	N	N	47229 SE 137TH ST	
003	951030	0260	8/7/03	\$465,000	2630	0	9	1994	3	31357	N	N	46226 SE 139TH PL	
003	122308	9051	8/14/03	\$475,000	2670	1220	9	1982	3	68824	Y	N	46715 SE 119TH ST	
003	395610	0040	4/17/02	\$399,990	2670	0	9	1992	3	21924	N	N	1251 LA FOREST DR SE	
003	032308	9085	2/14/03	\$635,000	2740	0	9	1999	3	101930	Y	N	10511 428TH AV SE	
003	132308	9141	4/9/03	\$455,000	2740	0	9	2003	3	66608	N	N	46726 SE 129TH ST	
003	951030	0160	9/24/03	\$520,000	2760	0	9	1994	3	33955	N	N	46106 SE 137TH ST	
003	951031	0090	4/22/03	\$445,000	2810	0	9	1995	3	35074	N	N	46013 SE 137TH ST	
003	102308	9255	3/25/03	\$444,900	2830	0	9	1999	3	44431	Y	N	42205 SE CEDAR FALLS WY	
003	751170	0040	4/11/02	\$449,950	2850	0	9	1997	3	30270	N	N	47523 SE 137TH ST	
003	951032	0070	8/28/02	\$490,000	2860	0	9	1997	3	35488	N	N	13465 456TH PL SE	
003	112308	9012	11/17/03	\$569,000	2920	0	9	1998	3	291416	N	N	12619 444TH AV SE	
003	951032	0210	7/23/03	\$500,000	3025	0	9	1997	3	42875	N	N	45735 SE 139TH PL	
003	951032	0160	11/3/03	\$500,000	3070	0	9	1997	3	34530	N	N	45703 SE 139TH ST	
003	951032	0160	11/4/03	\$500,000	3070	0	9	1997	3	34530	N	N	45703 SE 139TH ST	
003	132308	9114	3/22/03	\$532,000	3100	0	9	1996	3	36000	N	Y	46211 SE 134TH ST	
003	951030	0130	7/21/03	\$520,000	3130	0	9	1994	3	40918	N	N	46300 SE 137TH ST	
003	951032	0170	5/16/02	\$460,000	3160	0	9	1997	3	40025	N	N	45709 SE 139TH PL	
003	951030	0120	1/17/03	\$486,650	3270	0	9	1994	3	33652	N	N	46308 SE 137TH ST	
003	951030	0190	6/19/03	\$599,000	3400	0	10	1994	3	35608	N	N	46105 SE 137TH ST	
003	784620	0010	12/18/02	\$555,000	3680	0	10	2001	3	11010	Y	N	810 NORTH WY	
007	162308	9039	2/13/03	\$265,000	700	0	5	1938	4	57063	N	N	41508 SE 141ST ST	
007	222308	9023	5/27/03	\$212,000	1420	0	5	1954	4	22500	N	N	15123 CEDAR FALLS RD SE	
007	733450	1700	1/13/03	\$193,500	600	0	6	1964	4	10350	Y	Y	14642 438TH AV SE	
007	733460	0880	10/24/02	\$178,000	670	0	6	1966	4	10212	N	N	14508 444TH AV SE	
007	940710	1270	3/28/03	\$215,000	840	0	6	1968	4	15500	N	N	16601 423RD PL SE	
007	733460	0450	11/1/03	\$192,500	890	0	6	1969	4	9000	N	N	14418 448TH AV SE	
007	940710	1560	9/2/03	\$212,000	960	640	6	1980	3	9600	N	N	42027 SE 166TH ST	
007	940710	1940	6/24/03	\$176,000	960	0	6	1968	3	9700	N	N	16812 423RD PL SE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940700	1310	8/11/03	\$218,000	970	0	6	1972	3	9588	N	N	17020 426TH AV SE
007	940710	0060	6/20/02	\$189,500	970	0	6	1975	3	12324	N	N	43415 SE 173RD PL
007	940710	0090	4/29/02	\$187,500	1000	0	6	1989	3	13516	N	N	17317 435TH AV SE
007	940710	0020	8/19/02	\$201,750	1090	0	6	1988	3	11310	N	N	43420 SE 174TH ST
007	222308	9061	9/25/03	\$275,000	1100	0	6	1972	3	22440	Y	Y	42930 SE 149TH ST
007	252308	9042	2/12/02	\$285,000	1180	0	6	1985	3	267023	N	N	46728 SE 161ST ST
007	940700	1510	10/17/03	\$207,133	1250	0	6	1981	3	10300	N	N	42641 SE 169TH ST
007	733460	0310	3/26/02	\$199,416	1270	0	6	1975	3	11320	N	Y	14403 448TH AV SE
007	940710	0070	6/18/03	\$194,950	1290	0	6	1975	3	14852	N	N	43425 SE 173RD PL
007	940711	0180	7/18/03	\$215,000	1440	0	6	1981	3	14615	N	N	16836 430TH LN SE
007	733460	0110	9/27/02	\$256,000	1550	0	6	1966	4	12240	Y	Y	44400 SE 144TH ST
007	352308	9021	5/9/02	\$250,000	1620	0	6	1967	4	208652	N	N	44438 SE EDGEWICK RD
007	232308	9026	8/29/02	\$300,000	1630	0	6	1951	5	61062	N	N	14702 436TH AV SE
007	940710	2570	1/24/02	\$207,500	840	170	7	1984	3	9086	N	N	17605 429TH AV SE
007	733440	1300	6/22/03	\$189,500	860	0	7	1977	3	10125	N	N	14708 442ND AV SE
007	733440	0120	11/18/02	\$237,000	860	510	7	1983	3	12210	N	Y	43730 SE 149TH ST
007	940710	1720	7/29/02	\$240,000	870	870	7	1982	4	9480	N	N	42026 SE 167TH ST
007	940700	1680	2/20/03	\$193,150	910	0	7	1983	3	9215	N	N	16803 425TH AV SE
007	733450	1290	6/21/02	\$229,950	920	860	7	1970	4	10650	N	N	44505 SE 151ST ST
007	733450	0130	2/27/03	\$160,000	920	0	7	1980	2	9594	N	N	43712 SE 150TH ST
007	940700	1260	4/25/03	\$205,000	920	0	7	1981	3	9400	N	N	17037 427TH AV SE
007	940710	1450	8/7/02	\$179,950	920	0	7	1981	4	10350	N	N	42208 SE 167TH ST
007	733450	1350	8/27/02	\$248,000	930	930	7	1980	4	15820	N	N	44626 SE 151ST PL
007	733460	1060	8/25/03	\$193,500	940	0	7	1978	4	9750	N	N	44546 SE 146TH ST
007	733440	0740	8/6/03	\$193,000	950	0	7	1972	4	10950	N	N	44538 SE 147TH ST
007	733460	1740	1/23/02	\$210,000	950	0	7	1977	3	10005	N	N	14613 450TH AV SE
007	940710	0610	3/21/03	\$189,000	960	0	7	1971	4	10591	N	N	42904 SE 176TH ST
007	940710	0210	11/4/03	\$185,000	960	0	7	1970	3	13485	N	N	43442 SE 172ND PL
007	940711	1550	5/21/03	\$184,950	960	0	7	1971	3	9000	N	N	17334 428TH AV SE
007	940700	1240	8/26/03	\$179,000	970	0	7	1977	4	9100	N	N	17049 427TH AV SE
007	940710	0300	8/20/03	\$186,200	970	0	7	1990	3	9600	N	N	17209 434TH AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	940700	1320	5/14/02	\$192,500	980	0	7	1978	3	10640	N	N	17026 426TH AV SE	
007	733440	1140	4/8/03	\$209,000	990	0	7	1977	4	10488	N	N	14614 444TH AV SE	
007	733450	0360	12/12/03	\$206,800	990	0	7	1978	3	9306	N	N	44108 SE 149TH ST	
007	733450	0100	2/22/02	\$193,000	990	0	7	1978	3	11256	N	N	43736 SE 150TH ST	
007	733440	1240	8/21/03	\$185,000	1010	0	7	1976	3	11088	N	N	44301 SE 146TH ST	
007	940700	1770	11/20/03	\$217,500	1020	0	7	1987	3	9000	N	N	16806 426TH AV SE	
007	940711	1220	7/31/02	\$199,950	1020	0	7	1978	3	9200	N	N	42802 SE 170TH PL	
007	940700	1750	2/26/03	\$244,950	1030	510	7	1995	3	9160	N	N	16813 426TH AV SE	
007	733450	1150	3/29/02	\$181,950	1040	0	7	1968	3	11700	N	N	44620 SE 151ST ST	
007	940700	1040	12/16/02	\$230,000	1040	0	7	1980	3	9800	N	N	42749 SE 170TH PL	
007	940700	0110	5/31/02	\$199,995	1040	500	7	1978	3	9840	N	N	43225 SE 172ND ST	
007	940710	0330	7/29/03	\$225,000	1040	490	7	1980	3	10800	N	N	43411 SE 172ND PL	
007	940710	0760	11/14/02	\$226,800	1040	430	7	1979	4	10800	N	N	17448 426TH AV SE	
007	733460	1750	4/10/02	\$208,000	1050	0	7	1977	3	11904	N	N	14605 450TH AV SE	
007	147160	0100	8/28/02	\$229,500	1060	0	7	1982	4	18095	N	N	43826 SE 142ND ST	
007	733440	0560	2/10/03	\$210,000	1060	0	7	1972	4	9750	N	N	44412 SE 146TH ST	
007	733460	0270	8/21/02	\$239,950	1060	0	7	1977	4	11400	Y	Y	44702 SE 144TH ST	
007	940710	2890	3/12/02	\$234,000	1060	0	7	1978	4	9600	N	N	43225 SE 176TH ST	
007	940710	0630	11/12/02	\$185,000	1060	500	7	1977	3	11360	N	N	42850 SE 176TH ST	
007	940711	1170	8/26/03	\$215,500	1060	0	7	1979	3	8816	N	N	42842 SE 170TH PL	
007	940711	0160	10/7/03	\$246,400	1060	550	7	1994	3	27542	N	N	16830 430TH LN SE	
007	940711	0170	12/23/02	\$227,500	1060	260	7	1989	4	14904	N	N	16834 430TH LN SE	
007	940710	2100	2/13/02	\$212,000	1070	510	7	1995	3	9600	N	N	16843 420TH AV SE	
007	733440	0290	7/28/03	\$299,500	1080	200	7	1987	3	6695	Y	Y	14808 439TH PL SE	
007	733450	1410	6/25/02	\$260,000	1080	520	7	1979	4	15312	N	N	44647 SE 151ST PL	
007	733460	0090	3/12/03	\$293,500	1080	200	7	1988	4	13750	Y	Y	14409 444TH AV SE	
007	147161	0160	4/3/03	\$234,950	1090	0	7	1983	3	16708	N	N	14211 440TH CT SE	
007	152308	9218	7/11/03	\$265,000	1090	0	7	1981	3	24754	Y	N	43437 SE 142ND ST	
007	940711	1270	10/6/03	\$218,000	1090	0	7	1982	3	9717	N	N	42714 SE 170TH PL	
007	940700	1250	4/22/03	\$198,000	1100	0	7	1981	3	9720	N	N	17043 427TH AV SE	
007	940710	0950	8/4/03	\$220,000	1100	390	7	1978	4	9600	N	N	17425 426TH AV SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	940710	2930	10/29/02	\$229,999	1110	550	7	1979	4	11172	N	N	43321 SE 176TH ST	
007	940711	0490	5/6/02	\$200,500	1120	0	7	1981	4	16610	N	N	16814 429TH AV SE	
007	733460	2060	4/5/02	\$215,000	1130	0	7	1970	5	10950	N	N	44557 SE 146TH ST	
007	940710	2430	7/26/02	\$228,000	1130	0	7	1979	3	9600	N	N	42627 SE 175TH PL	
007	940710	1680	9/25/03	\$165,500	1130	0	7	1987	3	10500	N	N	16714 421ST AV SE	
007	940711	0890	10/1/03	\$249,900	1130	790	7	1990	3	10800	N	N	16850 429TH AV SE	
007	570300	0071	4/2/03	\$342,000	1140	840	7	1988	3	108593	N	N	44202 SE 159TH ST	
007	733440	1420	11/24/03	\$185,500	1140	0	7	1977	4	10500	N	N	43825 SE 149TH ST	
007	733450	1280	4/9/02	\$232,700	1140	500	7	1978	4	10425	N	N	44603 SE 151ST ST	
007	733450	1500	3/6/03	\$202,000	1140	320	7	1992	3	11900	N	N	44501 SE 151ST PL	
007	733460	1440	5/29/02	\$248,000	1140	1010	7	1978	4	9600	N	N	14610 450TH AV SE	
007	940710	0900	4/15/03	\$254,550	1140	0	7	1977	3	9300	N	N	17305 426TH AV SE	
007	940710	2400	9/11/03	\$255,900	1140	520	7	1990	4	9600	N	N	42603 SE 175TH PL	
007	940710	0130	8/25/03	\$226,000	1150	0	7	1977	3	9600	N	N	17312 435TH AV SE	
007	733440	0680	11/11/02	\$215,000	1160	0	7	1978	4	10220	N	N	14618 445TH AV SE	
007	733440	0500	9/19/02	\$240,000	1170	500	7	1979	4	19500	N	N	14533 443RD AV SE	
007	733450	1490	7/24/03	\$230,000	1180	550	7	1980	4	11424	N	N	44507 SE 151ST PL	
007	733460	2010	4/8/03	\$198,000	1180	550	7	1981	3	9750	N	N	14621 447TH AV SE	
007	940700	1360	10/16/02	\$240,000	1180	820	7	1998	3	10500	N	N	17031 426TH AV SE	
007	940700	0210	8/14/03	\$211,000	1180	0	7	1978	3	11220	N	N	17318 432ND AV SE	
007	940710	0110	7/12/02	\$245,000	1180	410	7	1978	3	11385	N	N	17326 435TH AV SE	
007	940700	1820	1/14/02	\$205,500	1190	0	7	1980	3	9135	N	N	16821 426TH PL SE	
007	147161	0080	7/17/03	\$258,000	1200	270	7	1987	3	15040	N	N	43801 SE 142ND ST	
007	733450	1520	6/19/03	\$207,000	1200	0	7	1979	4	11868	N	N	15123 445TH AV SE	
007	733460	1920	12/3/03	\$211,950	1200	0	7	1972	4	9750	N	N	44723 SE 146TH ST	
007	733460	0910	10/29/02	\$205,000	1200	0	7	1977	4	7695	N	N	14433 444TH AV SE	
007	940700	1120	1/30/03	\$214,000	1200	0	7	1994	3	9770	N	N	17024 427TH AV SE	
007	940710	0990	5/21/02	\$195,000	1200	0	7	1980	4	10200	N	N	42512 SE 175TH PL	
007	147163	0350	9/19/03	\$269,500	1210	340	7	1988	3	12956	N	N	14229 442ND AV SE	
007	147163	0370	8/25/03	\$250,000	1210	760	7	1981	3	13995	N	N	14221 441ST PL SE	
007	940700	0780	8/26/03	\$258,000	1210	1060	7	1978	4	10010	N	N	17225 429TH AV SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	940710	2090	1/9/02	\$194,000	1220	0	7	1979	4	9480	N	N	16835 420TH AV SE
007	147163	0360	8/29/03	\$275,000	1230	290	7	1982	3	16027	N	N	14225 441ST PL SE
007	733440	0730	7/7/03	\$218,500	1230	0	7	1979	4	10658	N	N	44532 SE 147TH ST
007	733450	1030	6/11/03	\$229,990	1230	660	7	1978	3	11250	N	N	44525 SE 150TH ST
007	733450	0540	6/17/02	\$203,000	1230	0	7	1978	4	22891	N	N	44217 SE 149TH PL
007	733450	0250	10/1/03	\$193,950	1230	0	7	1967	3	29852	N	N	43827 SE 150TH ST
007	733450	0890	9/12/03	\$190,000	1230	0	7	1972	4	9750	N	N	14707 447TH AV SE
007	733460	0810	6/25/02	\$212,500	1230	0	7	1978	3	9620	N	N	14411 445TH AV SE
007	940700	1150	2/21/03	\$232,000	1230	660	7	1977	3	10791	N	N	17054 427TH AV SE
007	940700	0350	8/19/02	\$200,000	1230	0	7	1978	3	10680	N	N	17325 431ST AV SE
007	940710	1500	3/4/03	\$226,500	1230	0	7	1979	3	9720	N	N	42212 SE 166TH PL
007	940710	0730	7/3/03	\$232,000	1230	0	7	1980	4	10725	N	N	17451 427TH AV SE
007	940710	2970	9/5/03	\$204,000	1230	0	7	1978	3	14093	N	N	43320 SE 176TH ST
007	940710	0480	8/26/02	\$205,500	1230	180	7	1979	3	11780	N	N	17156 432ND CT SE
007	940711	0360	7/19/03	\$225,000	1230	0	7	1978	3	12160	N	N	16904 430TH PL SE
007	940711	0690	6/3/03	\$224,950	1230	0	7	1980	3	9600	N	N	16857 427TH PL SE
007	940711	0570	3/7/02	\$211,090	1230	660	7	1978	4	12606	N	N	42716 SE 168TH PL
007	570300	0040	4/8/02	\$319,900	1240	570	7	1986	4	193406	N	N	44420 SE 159TH ST
007	733450	0660	2/25/02	\$205,000	1240	0	7	1979	3	12089	N	N	14959 444TH AV SE
007	733460	0520	10/14/02	\$200,000	1240	0	7	1979	3	9350	N	N	14420 447TH AV SE
007	940700	0810	7/16/02	\$200,000	1240	0	7	1978	4	10455	N	N	17211 429TH AV SE
007	940710	2940	10/1/03	\$253,000	1240	460	7	1980	3	11455	N	N	43329 SE 176TH ST
007	940710	2060	5/7/02	\$244,950	1240	330	7	1980	4	10150	N	N	16811 420TH AV SE
007	940710	2610	9/9/03	\$204,950	1240	0	7	1977	3	12220	N	N	42929 SE 176TH ST
007	162308	9144	6/19/03	\$325,000	1250	0	7	1994	3	265716	N	N	13826 415TH WY SE
007	733440	0260	8/8/03	\$234,000	1250	0	7	1963	4	9200	N	N	43820 SE 149TH ST
007	733440	1210	2/19/03	\$218,000	1250	0	7	1977	3	11100	N	N	14623 444TH AV SE
007	733440	0260	11/4/02	\$218,000	1250	0	7	1963	4	9200	N	N	43820 SE 149TH ST
007	733460	1220	8/11/03	\$202,812	1250	0	7	1970	3	12093	N	N	44812 SE 146TH ST
007	733460	0640	10/10/02	\$209,950	1250	0	7	1977	3	10000	N	N	44515 SE 144TH ST
007	733460	1210	8/20/03	\$215,000	1250	0	7	1970	4	11571	N	N	44804 SE 146TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	940710	2920	8/13/03	\$212,000	1250	0	7	1970	3	11570	N	N	43313 SE 176TH ST	
007	940710	2990	10/16/03	\$197,100	1250	0	7	1970	2	10710	N	N	17406 433RD PL SE	
007	940710	1220	7/22/02	\$215,000	1250	0	7	1970	4	9680	N	N	16704 423RD AV SE	
007	940711	0020	9/16/03	\$177,000	1250	0	7	1970	3	9360	N	N	17056 431ST AV SE	
007	733460	1730	5/28/02	\$209,000	1270	0	7	1977	4	9794	N	N	14625 450TH AV SE	
007	733460	1310	8/20/03	\$206,300	1280	0	7	1977	3	12900	N	N	45002 SE 146TH ST	
007	940700	1330	11/20/03	\$269,000	1280	700	7	1979	3	9750	N	N	17032 426TH AV SE	
007	940710	0080	10/3/03	\$209,000	1290	0	7	1973	3	11439	N	N	17305 435TH AV SE	
007	940711	0950	10/30/03	\$269,000	1320	250	7	1998	3	10875	N	N	16905 430TH PL SE	
007	733450	1300	12/4/02	\$217,950	1330	300	7	1979	3	11475	N	N	15120 445TH AV SE	
007	940710	3050	4/22/03	\$259,500	1330	490	7	1979	4	11200	N	N	17419 CEDAR FALLS RD SE	
007	733460	1850	5/23/03	\$195,000	1340	0	7	1977	4	9750	N	N	44811 SE 146TH ST	
007	940700	1860	10/30/03	\$246,000	1340	170	7	1979	3	9300	N	N	16804 426TH PL SE	
007	733460	1270	5/30/03	\$208,000	1350	0	7	1977	4	10625	N	N	14512 449TH AV SE	
007	147160	0240	12/19/02	\$236,391	1360	1270	7	1985	3	15228	N	N	44214 SE 142ND ST	
007	733460	0860	3/29/02	\$214,000	1360	0	7	1980	3	9350	N	N	14432 444TH AV SE	
007	733460	0030	4/3/02	\$224,900	1360	0	7	1992	3	9600	N	N	14516 443RD AV SE	
007	940710	1930	6/18/03	\$218,000	1360	0	7	1994	3	10000	Y	N	16816 423RD PL SE	
007	192309	9068	2/12/03	\$299,950	1370	890	7	2002	3	14484	N	N	47421 SE 159TH ST	
007	733440	1280	4/26/02	\$179,000	1370	0	7	1987	4	15000	N	N	14700 442ND AV SE	
007	733450	1140	8/29/03	\$209,950	1380	0	7	1977	4	11625	N	N	44612 SE 151ST ST	
007	147160	0220	5/8/03	\$234,200	1390	0	7	1980	3	17818	N	N	44122 SE 142ND ST	
007	252308	9078	5/13/03	\$259,950	1390	0	7	1968	5	28283	N	N	16927 454TH AV SE	
007	733440	0430	11/21/02	\$245,000	1390	0	7	1983	3	15900	Y	Y	14713 442ND AV SE	
007	733460	0170	9/2/03	\$328,050	1390	0	7	1979	4	13860	N	Y	44506 SE 144TH ST	
007	940700	1500	10/24/02	\$210,000	1390	0	7	1978	3	9000	N	N	42614 SE 170TH ST	
007	940710	0720	3/20/02	\$227,000	1390	0	7	1979	4	13200	N	N	17450 427TH AV SE	
007	940710	0770	3/17/03	\$232,000	1390	310	7	1978	3	9600	N	N	17436 426TH AV SE	
007	262308	9086	3/21/03	\$339,950	1400	1400	7	1977	3	84942	N	N	44129 SE 161ST PL	
007	733460	0360	10/28/03	\$348,500	1400	0	7	1966	3	17848	Y	Y	44834 SE 145TH ST	
007	733460	0360	9/3/03	\$250,500	1400	0	7	1966	3	17848	Y	Y	44834 SE 145TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	733460	0800	3/25/03	\$173,000	1400	0	7	1983	2	9072	N	N	14415 445TH AV SE
007	940710	2580	1/21/03	\$245,000	1410	480	7	1979	5	11305	N	N	17604 429TH AV SE
007	940711	0650	7/15/03	\$225,000	1410	0	7	1979	2	14625	N	N	42703 SE 168TH PL
007	940711	0650	2/5/03	\$171,000	1410	0	7	1979	2	14625	N	N	42703 SE 168TH PL
007	733460	0240	2/13/02	\$299,950	1420	0	7	1983	3	11654	N	Y	44558 SE 144TH ST
007	940710	2190	9/5/02	\$214,950	1430	0	7	1980	3	10455	N	N	42125 SE 171ST ST
007	940711	1070	10/13/03	\$228,000	1430	0	7	1979	3	14875	N	N	42967 SE 170TH CT
007	147161	0290	10/10/03	\$226,000	1440	0	7	1981	3	15484	N	N	14210 443RD PL SE
007	733440	0930	11/3/03	\$180,000	1440	0	7	1981	4	11100	N	N	44543 SE 147TH ST
007	733460	1490	7/14/03	\$232,500	1450	0	7	1994	3	22332	N	N	14638 450TH AV SE
007	940710	1400	10/11/02	\$223,500	1450	610	7	1995	3	10925	N	N	42213 SE 167TH ST
007	733440	1500	6/24/03	\$209,950	1460	0	7	1972	4	9240	N	N	43705 SE 149TH ST
007	733460	0990	8/19/03	\$203,000	1460	0	7	1973	3	9750	N	N	44627 SE 145TH ST
007	940710	0410	10/14/02	\$218,500	1460	0	7	1981	4	9500	N	N	43410 SE 173RD PL
007	940711	1100	9/25/02	\$220,000	1460	0	7	1980	3	10500	N	N	42826 SE 170TH PL
007	940710	2540	5/23/02	\$228,000	1470	0	7	1979	3	9545	N	N	42833 SE 176TH ST
007	940710	0980	1/14/03	\$221,000	1490	0	7	1979	4	10200	N	N	42520 SE 175TH PL
007	940711	1280	11/18/02	\$234,300	1490	0	7	1980	3	13090	N	N	17322 430TH AV SE
007	147163	0260	7/10/03	\$245,500	1560	0	7	1981	3	14094	N	N	14227 439TH AV SE
007	940700	0910	11/10/03	\$203,000	1580	0	7	1973	3	9750	N	N	17213 428TH PL SE
007	733440	1440	11/13/03	\$243,000	1600	0	7	1980	3	13875	N	N	43809 SE 149TH ST
007	733440	0820	10/20/03	\$219,000	1610	0	7	1972	3	9750	N	N	14726 446TH AV SE
007	147163	0380	10/24/03	\$284,000	1630	0	7	1984	4	13889	N	N	14232 441ST PL SE
007	147163	0380	3/1/02	\$264,000	1630	0	7	1984	4	13889	N	N	14232 441ST PL SE
007	788050	0041	8/27/03	\$260,000	1630	0	7	2001	3	12737	N	N	47549 SE 159TH ST
007	733460	1590	9/23/02	\$223,000	1670	0	7	1977	4	9750	N	N	44719 SE 147TH ST
007	940711	1520	5/23/03	\$242,500	1670	0	7	1990	3	9453	N	N	17335 428TH AV SE
007	733450	0610	9/16/03	\$248,500	1690	0	7	1977	4	11100	N	N	14925 444TH AV SE
007	940700	0970	8/12/03	\$237,500	1690	0	7	1978	3	9600	N	N	42755 SE 172ND PL
007	162308	9148	8/12/02	\$335,000	1700	0	7	1995	3	99316	Y	N	13500 409TH AV SE
007	162308	9148	2/13/03	\$323,000	1700	0	7	1995	3	99316	Y	N	13500 409TH AV SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	733440	0620	5/13/03	\$223,500	1700	0	7	1978	3	9664	N	N	44504 SE 146TH ST	
007	940710	1490	7/2/02	\$233,950	1740	0	7	1979	4	11340	N	N	42222 SE 166TH PL	
007	147163	0250	5/22/03	\$275,000	1790	0	7	1983	3	13375	N	N	14221 439TH AV SE	
007	733440	1040	3/26/03	\$209,950	1800	0	7	1977	4	9576	N	N	14709 445TH AV SE	
007	262308	9129	6/1/02	\$322,000	1890	740	7	1985	4	47020	N	N	16029 441ST PL SE	
007	788050	0040	1/15/02	\$324,000	1890	0	7	2001	3	17720	Y	Y	47507 SE 160TH ST	
007	262308	9008	8/25/03	\$304,950	1950	0	7	1979	4	214750	N	N	44302 SE 166TH ST	
007	733440	0350	5/28/02	\$350,000	1970	0	7	1979	5	14625	Y	Y	43924 SE 149TH ST	
007	147163	0220	3/3/03	\$312,000	2100	0	7	1984	3	12699	N	N	43811 SE 143RD ST	
007	940710	1880	10/8/03	\$263,000	1180	340	8	1989	3	9519	Y	N	42211 SE 168TH ST	
007	788050	0015	8/28/03	\$299,000	1300	0	8	2002	3	26770	Y	Y	47515 SE 160TH ST	
007	162308	9114	6/6/03	\$297,000	1490	0	8	1963	3	48787	Y	N	41812 SE 142ND ST	
007	262308	9135	6/24/03	\$369,000	1520	310	8	1991	3	65340	N	N	44218 SE 161ST PL	
007	162308	9117	5/1/02	\$331,500	1560	0	8	1966	3	77536	Y	N	41828 SE 142ND ST	
007	940710	2130	1/9/02	\$250,000	1580	0	8	1979	4	9360	Y	N	17003 420TH AV SE	
007	192309	9021	5/8/03	\$316,500	1680	0	8	1993	3	53143	N	N	46809 SE 153RD ST	
007	162308	9132	1/15/02	\$340,000	1700	1670	8	1972	4	50094	Y	N	13709 415TH WY SE	
007	142230	0160	12/17/02	\$311,000	1740	0	8	1992	3	30886	N	N	47518 SE 153RD ST	
007	142230	0080	6/6/02	\$320,950	1750	0	8	1991	3	34999	N	N	15209 474TH AV SE	
007	192309	9049	6/19/03	\$337,500	1750	0	8	1993	3	46173	N	N	46818 SE 154TH CT	
007	142230	0240	7/29/02	\$319,000	1790	0	8	1991	3	28919	N	N	15311 475TH CT SE	
007	142230	0150	1/9/02	\$312,000	1810	0	8	1992	3	50403	N	N	47510 SE 153RD ST	
007	260772	0040	7/8/03	\$314,000	1830	0	8	1995	3	9857	N	N	1250 SW 10TH ST	
007	260772	0050	4/3/02	\$290,000	1830	0	8	1995	3	9606	Y	N	1260 SW 10TH ST	
007	260776	0940	7/18/03	\$319,000	1860	0	8	1996	3	9859	N	N	1110 SW 12TH ST	
007	260772	0220	5/7/03	\$315,000	1890	0	8	1996	3	9643	N	N	1480 SW 10TH ST	
007	147162	0100	6/4/03	\$350,000	1900	0	8	1988	3	23287	Y	Y	44525 SE 142ND PL	
007	222308	9062	8/12/02	\$485,000	1910	380	8	1989	3	78408	Y	Y	42960 SE 149TH ST	
007	260773	0110	2/25/02	\$338,000	1920	0	8	1993	3	9625	N	N	955 11TH CT SW	
007	260776	0740	1/31/03	\$329,950	1930	0	8	1996	3	10691	N	N	1185 SW 12TH ST	
007	260776	0950	6/27/02	\$295,500	1930	0	8	1996	3	9603	N	N	1120 SW 12TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	260772	0500	5/1/02	\$312,500	1970	0	8	1994	3	10097	Y	N	1020 13TH PL SW
007	260772	0440	8/19/03	\$337,000	1980	0	8	1994	3	9725	N	N	1135 13TH PL SW
007	262308	9122	9/17/03	\$325,500	1980	0	8	1996	3	61875	N	N	16617 CEDAR FALLS RD SE
007	260773	0350	12/17/03	\$272,500	2000	0	8	1993	3	11334	Y	N	1310 FORSTER BL SW
007	260776	0890	8/26/03	\$384,950	2020	1010	8	1998	3	9687	N	N	1165 SW 12TH ST
007	260776	0920	6/18/02	\$312,000	2020	0	8	1998	3	12715	N	N	1065 SW 12TH ST
007	260776	0100	9/13/02	\$344,200	2040	0	8	1995	3	10837	Y	N	1370 SW 14TH PL
007	260772	0510	3/20/02	\$319,995	2070	0	8	1994	3	12180	Y	N	1010 13TH PL SW
007	260773	0370	7/1/03	\$366,200	2090	0	8	1993	3	9963	Y	N	1260 FORSTER BL SW
007	232308	9062	9/27/02	\$519,000	2100	0	8	1999	3	127951	N	Y	14618 436TH AV SE
007	352308	9024	3/11/03	\$409,000	2130	0	8	1983	3	198633	N	N	44430 SE EDGEWICK RD
007	260776	0530	12/19/02	\$330,000	2150	0	8	1995	3	9608	N	N	1405 SW 13TH PL
007	260776	0190	10/23/03	\$360,000	2180	0	8	1997	3	9861	Y	N	1435 FORSTER BL SW
007	260776	0760	10/16/03	\$355,000	2180	0	8	1998	3	13004	Y	N	1255 11TH CT SW
007	260776	0390	4/11/02	\$327,500	2180	0	8	1995	3	9769	N	N	1125 11TH PL SW
007	260772	0380	10/23/03	\$369,950	2190	0	8	1994	3	12028	Y	N	1353 SW 10TH ST
007	260772	0270	2/6/03	\$372,500	2230	0	8	1995	3	12263	Y	N	1557 SW 12TH CT
007	260774	0080	6/27/02	\$320,000	2240	0	8	1994	3	15178	N	N	1163 HEMLOCK AV SW
007	260776	0260	7/2/03	\$380,500	2240	0	8	1996	3	9620	Y	N	1345 FORSTER BL SW
007	260776	0630	7/22/03	\$329,897	2270	0	8	1995	3	9813	Y	N	1260 SW 12TH PL
007	260776	0700	7/22/03	\$385,000	2390	0	8	1996	3	10364	Y	N	1350 HEMLOCK AV SW
007	260776	0910	4/7/03	\$350,000	2390	0	8	1997	3	12700	N	N	1079 SW 12TH ST
007	260776	0340	2/25/03	\$390,000	2400	0	8	1996	3	10823	Y	N	1175 11TH PL SW
007	260776	0710	3/19/03	\$383,850	2400	0	8	1995	3	10237	Y	N	1340 HEMLOCK AV SW
007	260772	0410	7/25/03	\$360,500	2450	0	8	1994	3	9611	Y	N	1015 13TH PL SW
007	260776	0690	8/18/03	\$386,000	2490	0	8	1996	3	9645	Y	N	1361 HEMLOCK AV SW
007	260776	0790	3/18/03	\$386,000	2490	0	8	1997	3	9608	Y	N	1315 11TH CT SW
007	232308	9053	3/4/02	\$498,500	2510	0	8	1991	3	56479	Y	Y	14410 440TH AV SE
007	260773	0220	10/11/02	\$376,000	2570	0	8	1993	3	9791	Y	N	1150 SW HEMLOCK CT
007	260776	0130	9/26/02	\$383,000	2600	0	8	1995	3	13456	Y	N	1375 SW 14TH PL
007	260776	0290	9/6/02	\$375,000	2780	0	8	1996	3	9818	Y	N	1435 11TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	142230	0260	7/15/02	\$360,000	1590	0	9	1991	3	42665	N	N	15340 470TH PL SE	
007	262308	9138	12/26/02	\$380,000	2140	0	9	1998	3	49222	N	N	43731 SE 168TH ST	
007	302309	9031	11/12/02	\$475,000	2190	0	9	1995	3	33531	Y	Y	47550 SE 162ND ST	
007	142230	0130	12/2/02	\$389,000	2210	0	9	1991	3	34270	N	N	15232 474TH AV SE	
007	302309	9046	12/27/02	\$470,000	2390	0	9	2002	3	42920	N	N	47403 SE 162ND ST	
007	342308	9025	8/25/03	\$570,000	2660	0	9	1995	3	253954	N	N	42905 SE 177TH ST	
007	262308	9139	6/11/03	\$639,950	2820	0	9	1998	3	101930	N	N	43827 SE 168TH ST	
007	262308	9119	7/20/03	\$545,000	2860	0	9	1999	3	57499	N	N	44514 SE 166TH ST	
007	192309	9063	8/1/02	\$526,268	2890	0	10	2002	3	154638	N	N	47419 SE 157TH PL	
007	192309	9058	2/1/02	\$583,200	2980	0	10	2001	3	210395	N	N	47510 SE 157TH PL	
007	192309	9061	9/3/02	\$527,171	3200	0	10	2002	3	189050	N	N	47229 SE 157TH PL	
007	192309	9062	10/20/02	\$549,880	3410	0	10	2002	3	162479	N	N	47411 SE 157TH PL	
007	192309	9064	7/10/02	\$516,517	3460	0	10	2002	3	172498	N	N	47415 SE 157TH PL	
007	883580	0220	6/11/02	\$720,045	3860	0	10	2002	3	423030	Y	N	15418 UPLANDS WY SE	
007	883580	0060	3/5/03	\$773,000	3890	0	10	2001	3	241326	Y	N	42426 SE 149TH PL	
007	192309	9055	5/15/02	\$675,000	3930	0	10	2001	3	239580	N	N	47206 SE 157TH PL	
007	192309	9057	8/12/02	\$680,000	3940	0	10	2001	3	217800	N	N	47314 SE 157TH PL	
007	883580	0570	7/11/03	\$792,000	3980	0	10	1999	3	216381	Y	N	16518 426TH WY SE	
007	883580	0640	10/16/03	\$1,400,000	5220	0	12	1999	3	186894	Y	N	16415 426TH WY SE	
007	883580	0410	4/25/03	\$1,680,000	6240	0	12	2000	3	196504	Y	N	43105 SE 163RD ST	

***Improved Sales Removed from this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	022307	9032	10/28/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	182408	9044	12/29/03	\$180,000	IMP COUNT
002	262408	9169	7/29/02	\$560,000	IMP COUNT
002	302408	9038	3/26/02	\$61,500	DORRatio
002	312408	9066	9/23/02	\$49,061	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	322408	9050	3/5/02	\$125,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	332408	9029	8/23/02	\$160,000	EST. ADMIN.GUARD,EXEC.REL PARTY, FRIEND, NEIGH
002	342408	9002	6/18/03	\$770,000	OPEN SPACE DESIGNATION CONT.AFTER SALE;
002	352408	9027	10/23/02	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	352408	9048	10/31/02	\$121,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; Ratio
002	372830	0150	8/15/02	\$379,500	RELOCATION - SALE TO SERVICE
002	372830	0260	10/16/02	\$295,000	OpenSpace
002	510390	0015	8/29/02	\$63,896	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
002	541500	0410	9/5/02	\$133,600	EST. ADMIN.GUARD,EXEC.REL PARTY, FRIEND, NEIGH
002	541710	0095	6/24/02	\$131,447	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
002	541710	0130	3/12/03	\$83,700	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
002	541710	0140	9/13/02	\$97,280	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
002	541760	0045	12/26/02	\$60,163	QUIT CLAIM DEED DORRatio
002	541760	0045	6/18/02	\$40,250	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
002	541760	0045	3/4/03	\$64,125	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
002	541760	0125	9/10/03	\$302,000	DIAGNOSTIC OUTLIER
002	570250	0150	8/11/03	\$170,000	DIAGNOSTIC OUTLIER
002	602850	0030	9/23/02	\$39,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	602850	0030	11/14/02	\$38,738	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	760620	0062	2/7/02	\$172,450	NON-REPRESENTATIVE SALE
002	760620	0066	7/18/02	\$120,000	NON-REPRESENTATIVE SALE
002	760620	0377	5/23/02	\$235,750	RELOCATION - SALE TO SERVICE
002	760620	0399	5/9/03	\$26,000	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
002	780290	0060	12/18/03	\$239,300	RELOCATION - SALE BY SERVICE
002	780290	0060	12/1/03	\$239,300	RELOCATION - SALE TO SERVICE
002	780290	0224	1/21/03	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	780290	0365	12/24/03	\$80,000	DORRatio
002	784920	0095	8/21/03	\$219,600	DIAGNOSTIC OUTLIER
002	784920	0195	6/17/02	\$90,000	IMP CHAR.CHG SINCE SALE; REL PARTYFRIEND NEIG
002	784920	0205	10/1/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	0715	11/18/03	\$251,000	DIAGNOSTIC OUTLIER
002	784920	1175	7/3/03	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784920	1195	6/23/03	\$220,000	UnFinArea
002	784920	1805	11/14/02	\$60,050	Obsol Prevlmp<=10K
002	784920	1960	11/21/03	\$99,000	DIAGNOSTIC OUTLIER
002	784920	2190	8/25/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	784970	0251	11/4/02	\$110,000	NON-REPRESENTATIVE SALE
002	942380	0010	1/9/03	\$172,500	DIAGNOSTIC OUTLIER
002	942380	0155	5/29/02	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	019246	0190	2/3/03	\$83,500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	032308	9080	7/11/03	\$15,000	DORRatio
003	032308	9115	1/2/02	\$125,000	ImpCount RELATED PARTY, FRIEND, OR NEIGHBOR
003	032308	9156	1/8/02	\$224,000	RELOCATION - SALE TO SERVICE
003	052308	9008	4/17/03	\$308,000	ImpCount Obsol
003	052308	9020	5/21/03	\$142,500	PersMH0 ESTATE ADMINISTRATOR, GUARD, OR EXEC
003	052308	9042	12/19/02	\$115,000	NON-REPRESENTATIVE SALE
003	072309	9004	1/23/03	\$115,246	Diagnostic Outlier
003	072309	9037	12/9/02	\$200,000	NON-REPRESENTATIVE SALE
003	082309	9036	5/7/03	\$507,500	UnFinArea
003	092308	9064	7/10/03	\$375,000	DIAGNOSTIC OUTLIER
003	102308	9044	2/19/02	\$83,658	ImpCount QUIT CLAIM DEED; PARTIAL INTEREST
003	102308	9209	6/24/03	\$77,176	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	115110	0035	5/9/02	\$78,940	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIG
003	115110	0055	11/25/02	\$275,500	NO MARKET EXPOSURE Obsol
003	122308	9077	8/12/03	\$669,000	DIAGNOSTIC OUTLIER
003	122308	9085	5/23/03	\$400,000	OPEN SPACE DESIG. CONT AFTER SALE OpenSpace0
003	132308	9141	10/2/02	\$135,000	DORRatio
003	142308	9127	1/24/02	\$97,153	PART INTEREST RELATED PARTY, FRIEND, OR NEIGH.
003	152308	9042	3/26/02	\$340,000	NO MARKET EXP RELPARTY, FRIEND, OR NEIGHBOR
003	159300	0340	9/16/02	\$184,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	162308	9027	2/4/02	\$182,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
003	162308	9176	10/2/02	\$100,000	NO MARKET EXPOSURE DORRatio
003	182309	9078	3/15/03	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	373490	0110	8/19/03	\$279,400	ImpCount
003	541870	0050	11/19/03	\$230,000	ImpCount
003	570245	0190	11/21/03	\$47,518	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	570245	0430	6/14/03	\$188,845	DIAGNOSTIC OUTLIER
003	733820	0090	3/12/03	\$430,000	RELOCATION - SALE BY SERVICE
003	733820	0090	3/12/03	\$430,000	RELOCATION - SALE TO SERVICE
003	733830	0090	7/8/03	\$725,000	DIAGNOSTIC OUTLIER
003	770830	0100	4/11/03	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	778710	0930	2/1/02	\$319,000	RELOCATION - SALE TO SERVICE
003	778711	0240	5/23/03	\$355,000	RELOCATION - SALE BY SERVICE
003	778711	0240	5/23/03	\$355,000	RELOCATION - SALE TO SERVICE
003	778711	0680	1/25/02	\$319,000	RELOCATION - SALE TO SERVICE
003	779540	0115	9/23/03	\$151,286	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
003	779540	0245	3/27/02	\$64,845	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
003	779581	0050	9/23/03	\$239,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	784670	0130	9/11/02	\$156,873	NON-REPRESENTATIVE SALE
003	784670	0155	11/28/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	803880	0100	2/14/02	\$336,000	UnFinArea
003	803990	0160	3/10/03	\$284,000	DIAGNOSTIC OUTLIER
003	803990	0240	1/10/03	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	857090	0023	5/30/02	\$70,656	QUIT CLAIM DEED DORRatio
003	857090	0167	10/27/03	\$87,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	857090	0184	2/11/02	\$198,000	ImpCount
003	857090	0220	3/18/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	951030	0050	1/30/03	\$114,121	QUIT CLAIM DEED DORRatio
007	142230	0020	9/3/02	\$250,000	NON-REPRESENTATIVE SALE
007	142230	0200	4/10/03	\$114,111	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
007	147160	0190	6/18/02	\$215,000	NON-REPRESENTATIVE SALE
007	147163	0120	1/4/02	\$110,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	147163	0400	7/8/03	\$185,000	DIAGNOSTIC OUTLIER
007	162308	9049	3/4/03	\$335,000	UnFinArea
007	222308	9046	10/16/02	\$265,000	Dignostic Outlier
007	222308	9075	7/28/03	\$320,000	OPEN SPACE DESIG CONTAFTER SALEOpenSpace0
007	252308	9027	8/26/03	\$580,000	ImpCount
007	252308	9077	8/2/02	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	252308	9086	9/5/02	\$180,000	IMP. CHAR CHGED SINCE SALE %Compl UnFinArea
007	252308	9115	1/14/02	\$100,000	NO MARKET EXPOSURE
007	260772	0440	8/19/03	\$337,000	RELOCATION - SALE TO SERVICE
007	262308	9065	7/25/03	\$388,000	UnFinArea
007	262308	9068	10/16/03	\$500,000	ImpCount
007	262308	9085	7/21/03	\$165,000	DIAGNOSTIC OUTLIER
007	262308	9121	6/29/03	\$682,500	MOBILE HOME
007	302309	9007	10/25/02	\$145,000	%Compl DORRatio
007	302309	9010	10/9/02	\$599,000	FORCED SALE %ComplOpenSpace0
007	733440	0530	2/4/02	\$174,100	BANKRUPTCY RECEIVER OR TRUSTEE FORCED SALE
007	733440	0860	6/24/02	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	733440	1050	1/21/02	\$205,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	733440	1310	1/2/02	\$160,785	BANKRUPTCY RECEIVER OR TRUSTEE; GOV AGENCY
007	733440	1410	7/12/02	\$90,000	QUIT CLAIM DEED DORRatio
007	733450	0860	1/3/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733450	0880	4/22/03	\$76,501	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	733450	1510	4/17/02	\$198,450	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733450	1690	10/30/02	\$352,000	NO MARKET EXPOSURE
007	733460	0220	1/18/02	\$275,000	RELOCATION - SALE BY SERVICE; NON-REP SALE
007	733460	0220	1/18/02	\$275,000	RELOCATION - SALE TO SERVICE
007	733460	0600	2/23/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	0820	7/18/02	\$174,000	FULL SALES PRICE NOT REPORTED; NO MARKET EXP
007	733460	1310	2/27/03	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	733460	1840	9/9/03	\$173,700	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733460	1930	5/12/03	\$166,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	733470	0010	8/14/02	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	733470	0020	5/1/03	\$239,500	RELOCATION - SALE BY SERVICE
007	733470	0020	3/26/03	\$239,500	RELOCATION - SALE TO SERVICE
007	940700	0780	4/29/03	\$188,500	EXEMPT FROM EXCISE TAX
007	940710	0030	5/7/03	\$77,959	DORRatio
007	940710	0310	5/27/03	\$150,621	DIAGNOSTIC OUTLIER
007	940710	2580	2/14/02	\$171,000	NO MARKET EXPOSURE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 80**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	940711	0320	6/5/03	\$190,506	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	0320	3/4/03	\$171,509	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	0640	1/31/02	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	940711	0740	6/30/03	\$194,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
007	940711	1420	11/14/02	\$174,746	RELATED PARTY, FRIEND, OR NEIGHBOR

**Vacant Sales Used in this Annual Update Analysis**  
**Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
2	022307	9059	12/11/03	10000	40250	N	N
2	312408	9087	11/14/03	105000	104544	N	N
2	362407	9071	11/25/02	149000	402059	N	N
2	780290	0405	11/12/02	166250	205168	Y	N
2	780290	0410	03/03/03	237500	341946	Y	N
2	784920	0197	08/28/03	56000	8371	N	N
2	784920	2242	12/01/03	71000	4800	N	N
2	784920	2242	12/01/03	71000	4800	N	N
3	072309	9023	10/15/03	250000	276170	N	N
3	132308	9117	06/28/02	177000	91911	N	N
3	159300	0790	02/10/03	165000	46173	N	N
3	172309	9031	07/17/03	165000	174240	N	Y
3	172309	9034	09/26/02	375000	148104	N	Y
3	172309	9036	05/22/03	259000	236966	N	Y
7	252308	9114	05/05/03	93000	44837	N	N
7	252308	9117	03/25/03	175000	283575	N	N
7	262308	9071	03/26/03	200000	217800	N	N
7	262308	9132	10/24/02	222000	192348	N	N
7	272308	9009	06/19/03	193000	273556	Y	N
7	302309	9055	11/11/03	160000	112677	Y	Y
7	302309	9065	05/08/03	100000	18533	N	N
7	302309	9066	05/08/03	145000	36700	N	Y
7	342308	9024	04/18/03	110000	40095	N	N
7	352308	9025	09/19/02	165000	337154	N	N
7	883577	0040	08/19/03	373500	153078	Y	N
7	883577	0050	08/19/03	297000	120683	Y	N
7	883577	0130	08/13/03	387000	127694	Y	N
7	883577	0150	12/01/03	262000	300961	N	N
7	883577	0210	10/26/02	320000	145854	N	N
7	883577	0220	08/19/03	317500	131536	Y	N
7	883577	0240	10/29/02	295000	150721	N	N
7	883577	0270	08/13/03	324000	160595	N	N
7	883577	0290	09/19/02	330000	165323	Y	N
7	883577	0310	01/21/03	331100	122586	N	N
7	883577	0320	02/20/03	380000	158360	N	N
7	883580	0070	08/06/03	292000	238296	Y	N
7	883580	0150	04/05/02	315000	310909	Y	N
7	883580	0160	05/15/02	310000	289625	Y	N
7	883580	0400	07/08/02	397000	169549	Y	N
7	883580	0420	07/02/03	410000	199977	Y	N
7	883580	0630	05/06/03	315000	276154	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 80**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	262408	9098	8/8/03	25000	DIAGNOSTIC OUTLIER
2	282408	9017	1/21/02	210000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	282408	9030	7/16/03	38000	PART INT1/3, 1/2, Etc.); OPEN SPACE DESIGCONTIN
2	352408	9058	1/28/02	150000	IMP CHAR CHED SINCE SALE; BUILDER OR DEV SALE;
2	362407	9055	6/18/02	62000	NON-REPSALE; RELATED PARTY, FRIEND, OR NEIGH
2	362407	9100	5/15/03	39973	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	362407	9145	10/4/02	5000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
2	570250	0240	5/10/02	16000	DIAGNOSTIC OUTLIER
2	746290	0130	1/3/02	125000	CORPORATE AFFILIATES;
2	760620	0340	4/25/03	5000	DIAGNOSTIC OUTLIER
2	760620	0345	4/25/03	5000	DIAGNOSTIC OUTLIER
2	784920	0140	7/12/02	193500	GOV AGY IMP. CHAR CHANGED SINCE SALE;
3	019245	0430	10/7/02	75000	NON-REPRESENTATIVE SALE;
3	072309	9026	9/9/03	102500	MOBILE HOME;
3	082309	9034	5/9/02	54500	QUIT CLAIM DEED; STATEMENT TO DOR;
3	112308	9054	4/3/02	134000	GOVERNMENT AGENCY;
3	122308	9068	4/24/02	355000	GOVERNMENT AGENCY;
3	132308	9148	10/13/03	449000	DIAGNOSTIC OUTLIER
3	132308	9157	3/1/02	35000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	152308	9274	5/3/02	205950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	152308	9275	12/4/02	200000	NO MARKET EXPOSURE; PLOTTAGE;
3	152308	9276	9/15/03	75000	DIAGNOSTIC OUTLIER
3	162308	9073	2/27/02	130000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	784620	0090	8/27/03	529500	DIAGNOSTIC OUTLIER
3	784670	0165	11/28/03	60000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	857090	0120	1/28/02	50000	NO MARKET EXPOSURE;
3	857090	0186	9/23/03	70000	DIAGNOSTIC OUTLIER
7	162308	9150	12/23/02	75000	NON-REPRESENTATIVE SALE;
7	192309	9068	8/23/02	60000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	232308	9038	4/25/03	40000	QUIT CLAIM DEED; STATEMENT TO DOR;
7	252308	9068	3/25/02	20000	NO MARKET EXPOSURE;
7	252308	9105	4/3/02	128990	GOVERNMENT AGENCY;
7	262308	9090	6/2/03	125000	BANKRUPTCY - RECEIVER OR TRUSTEE; MHB HOME;
7	302309	9046	5/1/02	95000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	302309	9065	11/12/03	479000	DIAGNOSTIC OUTLIER
7	733450	0490	2/14/03	5000	QUIT CLAIM DEED;
7	733450	0510	12/5/03	2000	QUIT CLAIM DEED;
7	733450	0520	12/5/03	2000	QUIT CLAIM DEED;
7	733480	0110	9/26/03	2000	QUIT CLAIM DEED;
7	883580	0110	6/3/02	100450	NO MARKET EXPOSURE; QUIT CLAIM DEED;
7	883580	0760	8/23/02	225000	DIAGNOSTIC OUTLIER



**King County**  
**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr